


## 01 Beverly Hills

Single Family

TUESDAY

<b>715 N ALPINE DR</b>	Open	11-2	<b>NEW</b>
<b>\$19,750,000</b>	6+7		



**STUNNING MEDITERRANEAN ON THE BEST BLOCK IN THE FLATS!**

Located on the 700 block of Alpine, arguably one of the best locations in Beverly Hills, this 12,000 square-foot 6 bed 7 bath home sits on a huge lot comprising of over 23,000 sq ft! Rebuilt from the ground up, this magnificent Andalusian inspired Mediterranean home features one of the most magnificent backyards in all of LA. The home features a full guest house, huge swimmers pool, grand wine cellar, magnificent outdoor terraces and a hand painted William Morris ceiling from the 1920s.

Josh Flagg 310.720.3524  
RODEO REALTY - BH

Range, Refrigerator, Freezer, Fireplace

<b>608 N ROXBURY DR</b>	Open	11-2	<b>NEW</b>
<b>\$10,950,000</b>	6+8	CONTEMPORARY	



**PRIME BEVERLY HILLS FLATS LOCATION**

This Trip Haenisch-designed estate is a true masterpiece and entertainer's dream. Remodeled in 2008, the light-filled property boasts luxury finishes and a highly desirable floor plan with 5 bedroom suits and den upstairs plus maids down. This private oasis is the perfect blend of ultra-sophisticated style and classic warmth.

MLS#17-273868  
David Kramer 310.691.2400  
HILTON & HYLAND

www.DavidKramerGroup.com

<b>606 N OAKHURST DR</b>	Open	1-2	<b>NEW</b>
<b>\$9,300,000</b>	4+4.5	TRADITIONAL	



**STUNNING CUSTOM ESTATE IN THE PRIME BEVERLY HILLS FLATS**

Discover luxury & tranquility in this newly remodeled custom estate. Located in the prime Beverly Hills Flats, this home embodies the finest style, substance, & warmth. Formal living rm, family rm, formal dining rm, office/library, & gourmet Poliform kitchen w/breakfast area. Incredible master suite w/sitting room, terrace, & dual walk-in closets. Fabulous backyard w/ipe wood deck, 16 ft firepit, oversized built-in BBQ & bar, pool & spa with water features, & detached pool house/cabana w/bath.

Jade Mills/Dena Luciano 310.285.7508  
COLDWELL BANKER

Gated, Range/Oven, Refrigerator

<b>511 N SIERRA DR</b>	Open	11-2	<b>NEW</b>
<b>\$8,995,000</b>	4+5	SPANISH	




**PRIVATE SPANISH ESTATE IN THE PRIME BEVERLY HILLS FLATS**

Classic Spanish Estate located on a quiet tree-lined street in the prime Beverly Hills Flats. Originally built in 1935, this home has been meticulously restored while still maintaining the authentic "Old California" charm & elegance. Very private w/gated entry leading into picturesque courtyard w/ fountain. Formal foyer, living room, library, bar, formal dining room, & updated kitchen. Guest/maid's down. Upstairs office, 2 family bdrm suites, & spacious master suite. Gym & guesthouse. Pool & spa.

MLS#17-240578  
Jade Mills 310-285-7508  
COLDWELL BANKER

BBQ,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>217 EL CAMINO DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,975,000</b>	4+3.5	2sty-TRADITIONAL	



**BEVERLY HILLS TRADITIONAL**

Fantastic traditional home with contemporary updates just a stone's throw from Beverly & Rodeo Drives. Large-scale public rooms graciously lead from one to another, allowing for optimal entertaining flow. Updated kitchen with Viking range & Carrara marble countertops. Upstairs is a master suite and 2 additional generous beds with a shared bath. Spend time outside in a spacious backyard featuring pool, fruit trees, & plenty of room for entertaining. Situated in the prestigious BH School District.

Dan Weiser 310-721-5899  
THE AGENCY

<b>840 GREENWAY DR</b>	Open	11-2	<b>red</b>
<b>\$20,995,000</b>	7+10	TRADITIONAL	



**ICONIC BEVERLY HILLS CAPE COD JUST REDUCED**

Picturesque Cape Cod-style retreat in the heart of Beverly Hills on a 30,000 sq. foot flat lot. With beautiful quality materials and precise attention to detail, this home speaks loudly of the American East-Coast influence that inspired it. Approx 11,000 square ft house with 7 bed + 10 baths. The classic Beverly Hills palm trees set a serene backdrop, complete with an oversized pool and expansive lawn, a detached guest house + gym, and basketball court- perfect for the entire family.

MLS#17-251912  
Rochelle Maize 310.968.8828  
NOURMAND & ASSOCIATE

GreenwayManorBH.com

<b>510 USHER PL</b>	Open	11-2	<b>rev</b>
<b>\$12,900,000</b>	5+5	MID-CENTURY	



**PRIME, RIM PROMONTORY ESTATE SITE IN TROUSDALE ESTATES**

Spectacular views of the city, ocean and greenbelt from this large flat pad. Trousdale Estates offers some of Beverly Hills' most lucrative development opportunities. The current home offers the perfect situation of a living space that opens right onto the deck for maximum enjoyment for the impressive, unobstructed views. Renderings have been created for a modern home to be developed further transforming this already prestigious neighborhood into a hot bed of significant architecture.

MLS#17-249584  
J.Babajian/T.Woods 310-623-8800  
RODEO REALTY - BH

www.510UsherPlace.com

## 01 Beverly Hills

Condo / Co-op

<b>415 S SPALDING DR #202</b>	Open	11-2	CHIC!	<b>NEW</b>
<b>\$1,699,000</b>	2+2.5	ARCHITECTURAL		



**SPACIOUS BEVERLY HILLS CONDO ACROSS FROM ROXBURY PARK!**

Spacious Beverly Hills condominium located in a highly-desirable building across the street from Roxbury Park. Foyer with hallway leads into open and bright living room with 12 ft. ceilings, hardwood floors, custom paint job and fireplace. Natural light flows through this 1,820 sq.ft. end unit. 2 en-suite BR's, private sauna, powder room, 2 reserved parking spots, stainless steel appliances, laundry room IN UNIT, and storage. Great for full-time living or lock-and-leave. Beverly Hills High, too!

MLS#17-275708  
C. GRAY | J. YARBROUGH 323.854.4300  
L.A. LUXE GROUP | KW

www.415SpaldingDrive.com

<b>460 N PALM DR #503</b>	Open	11-2	<b>rev</b>
<b>\$3,499,000</b>	2+3	CONTEMPORARY	



**NEWLY-CONSTRUCTED LUXURY PENTHOUSE UNIT IN BEVERLY HILLS.**

This contemporary 2 bed + 3 bath condo is light and bright with soaring 20-ft ceilings in the living room and is equipped with the finest finishes. Incredible kitchen features built-in espresso machine, Caesarstone counters & high end appliances. A private elevator leads to the rooftop deck, only available to the penthouse. Custom built-in BBQ & private hot tub. Enjoy the privacy, luxury, & the spectacular views of Beverly Hills to DTLA.

MLS#17-251396  
Pate Stevens 310-467-7253  
NOURMAND & ASSOCIATE

BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

THE  
**MLS.com**

**NEW & Improved Reports!**

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01 Beverly Hills Lease

1148 COLDWATER CANYON DR

Open 11-2

\$22,500

6+8 SOUTHERN COLONIAL



MLS#17-246608

Roger Perry  
RODEO REALTY - BH 310-600-1553

**THE TARA ESTATE - SOUTHERN PLANTATION ESTATE MASTERPIECE**

6 Bedroom/7.5 Bath in this sprawling 1/2 acre estate. FULLY FURNISHED down to the flatware and linens. Private bedroom suits & huge entertaining rooms. Cook's kitchen boasts top of the line appliances and an enormous butler's pantry. Spacious guesthouse with full bath & kitchen can be used for guests or music/production studio. Huge entertainer's backyard with over-sized NEW pool and 50-ft waterfall. Hotel Living. Beverly Hills School District and Services!

www.RogerPerry.com

1119 SCHUYLER RD

Open 11-2

\$17,500

4+4 1sty-TRADITIONAL



MLS#17-274602

Ginger Glass  
COLDWELL BANKER BHN 310-927-9307

**WONDERFUL 1 STORY IN SPECTACULAR SETTING!**

Beautiful single story home on lower Schuyler on large 30,262 sq. ft. lot w/private park-like setting & endless mature trees. Sitting directly across the street from one of Beverly Hills largest & most iconic properties. Wonderful move-in condition w/open, spacious living room opening to the pool & majestic grounds & setting. Wonderful kitchen w/breakfast room, formal dining, terrific master w/doors opening to the pool area & beautiful kids bedrooms. Beverly Hills School District.

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp

02 Beverly Hills Post Office Single Family

3037 FRANKLIN CANYON DR

Open 11-2 CHIC!

\$2,499,000

3+3.5 ARCHITECTURAL



MLS#17-273712

C. JACOBS | J. YARBROUGH  
KW BEVERLY HILLS 323.854.4300

**A BEVERLY HILLS MODERN RETREAT IN A PARK-LIKE SETTING**

Located steps away from Franklin Canyon Park, (in a prime Beverly Hills Post Office location), this home strikes a balance between city life and nature like nothing in the area. XL living room with sky-high ceilings, walls of glass, and a fireplace (1 of 4 in the home). Living opens to the outdoors on 2 sides. Dining (w/fireplace), family (w/fireplace), and kitchen/breakfast bar areas. Master (w/fireplace) and wardrobe room. Private elevator, 2-car garage, double lot with lawn. WARNER ELEMENTARY

www.3037FranklinCanyon.com

1404 DAWN RIDGE DR

Open 4:30-6:30

\$10,950,000

±2750000 6+7 MEDITERRANEAN



MLS#17-255152

Drew Fenton  
HILTON & HYLAND 310.858.5474

**COCKTAIL OPEN HOUSE - 4:30PM - 6:30PM RSVP REQUIRED**

Rsvp Required To EA@THEAGENCYRE.COM | Sited up a long private driveway, sits a glamorous Italianate Villa. Approx. 8,600sqft estate features views of Century City and the Pacific Ocean.


Co-Listed w/ Mauricio Umansky

1722 BENEDICT CANYON DR

Open 11-2

\$2,675,000

4+5 COUNTRY ENGLISH



MLS#17-269992

Bryant | Reichling  
COMPASS 323.854.1780

**JUST REDUCED AND READY TO SELL!**

Be transported to the English countryside where you will discover a delightful Cotswold-esque estate, designer done with charm and grace. Three en suite bedrooms, library, generous living room, redone family-style kitchen, plus charming guest cottage and bonus garret studio above garage. Sprawling lawns, shady patios, dining terraces, and a private pool on oversized and gated corner lot complete this perfectly private home, a short drive from Rodeo Dr., West Hollywood, and Century City.

www.1722BenedictCyn.com

9374 BEVERLY CREST DR

Open 12-2

\$11,950,000

5+6 ARCHITECTURAL



MLS#16-130256

Valerie Fitzgerald  
COLDWELL BANKER RESI 310-285-7515

**9374 BEVERLY CREST DR**

Newly designed and decorated, this is an absolutely stunning contemporary with massive city and ocean views from every room in the house. Gated and private from the street the glass entry opens into a spacious entry with commanding 180-degree views. The master suite is on this level- it is large with a sitting area, fireplace, and terrace. You can watch the sunset over the Pacific Ocean from bed! Richly appointed master bath with dual vanities and luxurious walk-in closet.

Blt-Ins,Dshwshr,Eltvtr,Hood Fan,Rng/Ovn

9560 SHERWOOD FOREST LN

Refresh. 12-2

\$5,950,000

5+5 ARCHITECTURAL



MLS#17-249714

Christophe Collet  
COLDWELL BANKER BHN 310-739-2466

**HOW TO FIND YOUR SOUL IN BEVERLY HILLS**

This hillside retreat blends the beauty of nature with modern design. A 40-ft atrium fills the home with natural light. Slate, granite and wood finishes provide warmth to the modern esthetic. Abundant plant life surrounds the master creating a true sense of tranquility. The deck and pool are the perfect spots to relax and entertain, while a library beckons those seeking a quiet respite. Set on almost an acre of land just minutes from Sunset, connect with nature while never feeling too remote.

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Oth


03 Sunset Strip - Hollywood Hills West Single Family

9050 ST IVES DR

Lunch 11-2

\$34,995,000

3+4



MLS#17-274906

Mike Nourmand Adam Sires  
NOURMAND & ASSOCIATE 3106663294

**SUNSET STRIP DEVELOPMENT OPPORTUNITY 1.8 ACRES**

Approximately 1.8 Acres on 4 Contiguous Lots with Panoramic Views from Downtown to the Ocean.

The four lots include:  
9050 St. Ives (\$16.5M · 44,905 sf lot)  
9056 St. Ives (\$7.25M · 10,865 sf lot)  
9060 St. Ives (\$6.25M · 9,151 sf lot)  
136 N Doheny Dr (\$4.995M · 13,615 sf lot)

Catered Lunch

7100 LA PRESA DR

Open 11-2

\$11,850,000

6+8 MEDITERRANEAN



MLS#17-274906

Ernie Carswell /Chris P.  
TELES PROPERTIES 310-345-7500

**THE ULTIMATE LA LIFESTYLE RESIDENCE**

Sweeping views across LA's skyline from Downtown to Santa Monica Bay are enjoyed from nearly every inch of this extraordinary estate. Gated motorcourt entry conceals a majestic Mediterranean Villa boasting architectural details with warm contemporary interiors.

www.SweepingViewEstate.com

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TUESDAY



<b>8157 LAUREL VIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$6,495,000</b>	4+5	SPANISH	



**BEAUTIFULLY RE-IMAGINED SPANISH CONTEMPORARY**

A very special, reimagined Spanish contemporary with exquisite design and sophistication. Enter into an expansive open space with soaring ceilings, multiple entertaining areas, dining space, and chef's kitchen. Open floor plan is encircled by tall windows and French doors, which flood the room with natural light and create wonderful indoor-outdoor living. The backyard is immensely private with a sparkling pool, covered trellis and upper patio. Moments from the Sunset Strip and Chateau Marmont.

**MLS#17-272560**  
Jon Grauman 424.238.2484  
**THE AGENCY**

Blt-Ins,Dshwshr,Dryer,Grbg Disp,Hood Fan

<b>8814 EVANVIEW DR</b>	Open	11-2	<b>NEW</b>
<b>\$2,850,000</b>	3+4		




**A UNIQUE RETREAT NESTLED IN THE WEST HOLLYWOOD HILLS**

Warm and inviting living area, large marble fireplace and wide plank oak floors accentuate the space which glistens with warm light through steel and glass doors. Charming master suite with steel floor to ceiling doors open to a deck, the master bath is bright an airy with double vanity, soaking tub and shower. Terraced backyard centered with an incredible eucalyptus tree, ample entertaining areas surrounded by mature tropical vegetation, garden terraces, and pool.

**Tyrone McKillen 949.212.8721**  
**HILTON & HYLAND**

TyroneMcKillen.com

<b>1406 BELFAST DR</b>	Open	11-2	<b>NEW</b>
<b>\$5,000,000</b>	2+2.5		



**OPEN TUESDAY 11AM-2PM + TWILIGHT 6PM-7:30PM**

Having been comprehensively reimagined from the ground-up, no expense has been spared in creating this truly unique home, which is apparent from the outside-in!

**Jonathan Nash S. Resnick 424.230.6088**  
**HILTON & HYLAND**

RESNICK & NASH

<b>1571 QUEENS RD</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,695,000</b>	3+4	2sty-CONTEMPORARY	



**LIGHT BRIGHT QUEENS ROAD JEWEL WITH POOL**

Light floods this newly renovated Contemporary Traditional close in on Queens Road. 2 full master suites. One of which overlooks the glistening pool, while the other has views of the city. It's pristine pallet is ready for someone to come and imprint their personality on this gorgeous property. A multi-tiered back garden creates the finishing touch of the quintessential LA lifestyle. From the sparkling pool to the upper lounge deck, you really feel like you've found your own piece of paradise.

**MLS#17-276188**  
**Brent Watson 3106009119**  
**COLDWELL BANKER**

WWW.1571QUEENSRoad.COM

<b>7937 WOODROW WILSON DR</b>	Open	11-2	<b>NEW</b>
<b>\$4,995,000</b>	5+5	TRADITIONAL	



**NESTLED LANDSCAPED GROUNDS IN THE HOLLYWOOD HILLS**

Enter this gated estate that pays tribute to traditional style, architecture, and superb taste. Stun guests with a two-story entry & staircase, stone driveway and parking for 6+ cars. Reimagine what elevated living feels like with high ceilings, hardwood floors and easy indoor-outdoor flow throughout the entire home. Ideal for easy entertaining, light pours into the living room that opens into a voluminous family room, seated bar and large outdoor patio.

**MLS#17-276680**  
**Branden & Rayni Williams 310.691.5935**  
**HILTON & HYLAND**

WILLIAMS & WILLIAMS

<b>7435 PALO VISTA DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,849,000</b>	3+3	2sty-CONTEMPORARY	



**INCREDIBLE MULHOLLAND OPPORTUNITY**

Looking out to the city lights, this Contemporary Hollywood Regency sits on a hidden drive surrounded by celebrity properties. Double front doors open to a dramatic entry with a two story wall of glass on the rear, revealing lush gardens, pool, spa and views! Upper master & guest room also have city view decks. A 2nd master suite downstairs with fireplace plus a massive screening/media room open to the pool & grounds. Bring your clients seeking privacy and seclusion.

**John Galich 310-461-0468**  
**RODEO REALTY INC.**

www.7435PaloVista.com

<b>2739 WOODSTOCK RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,588,000</b>	4+4	1sty-RANCH	



**WOODSTOCK ROAD - 1+ ACRE LOT**

California Ranch meets the French countryside with Zinfandel vineyard, eucalyptus trees and expansive views. The 1+ acre lot is surrounded by captivating canyon vistas and glimpses of city lights at night. The inviting interiors include open beamed ceilings, wood floors and brick corner fireplace in the living room. French doors open to the dining room which overlooks the pool, fire pit and huge olive tree. T

**Sharona Alperin 3108883708**  
**SOTHEBY'S INT.REALTY**

MySharona.com

<b>9305 NIGHTINGALE DR</b>	Open	11-2	<b>red</b>
<b>\$12,000,000</b>	14000000 3+4	MODERN	




**WORLD CLASS VIEWS ABOVE THE SUNSET STRIP!**

Perched atop the Sunset Strip's most coveted Bird Street, this magnificent modern has voluminous rooms, custom woods and fire & water elements creating a warmth rarely seen in modern architecture. Hi-ceilings w/full-story windows bring the outside in, providing panoramic views of the city. Chef's kitchen opens to massive family room w/wet bar. Infinity edged pool and fire pit for entertaining. Private master bedroom and bath have awe-inspiring city lights views. Also available for lease.

**MLS#17-220466**  
**Gary Gold 310.741.0505**  
**HILTON & HYLAND**

Co-Listed w/Danny Preston | Kelton Group

<b>2435 OUTPOST DR</b>	Refresh.	11-2	<b>NEW</b>
<b>\$3,299,000</b>	3+4	2sty-CONTEMPORARY	




**OUTPOST ESTATES - PRIVATE, CONTEMPORARY ARCHITECTURAL**

Perched up high along a long gated driveway, this newly built, luxurious contemporary architectural home is nestled in complete privacy in the renowned hills of Outpost Estates. Capturing the true meaning of indoor/outdoor living with a beautifully designed open floor plan, this property is perfect for today's modern lifestyle - 3 bedroom suites, 4 bathrooms, 2765 Sqft (taped), .5 acres (assessor), newly built in 2017, private valet driveway, designer finishes and beautiful tree-top views.

**Tim Durkovic (310)738-8098**  
**DILBECK ESTATES**

<b>3160 BARBARA CT</b>	Open	11-2	<b>red</b>
<b>\$1,449,000</b>	1495000 5+4	1sty-TRADITIONAL	



**HOLLYWOOD HILLS TRIPLEX**

Hollywood Hills Triplex located in the Cahuenga Corridor freeway/studio close featuring 3 + 1.5 main house & two 1+1 units. The single story main house features beautiful hardwood floors, formal dining room, living room w/large by window & fireplace, period tile, private laundry plus a 2 car garage. Each 1 + 1 unit has it's own entrance, address, private yard plus hardwood floors, charm, shared laundry room and views of Universal Studios. All are metered separately. Old Hollywood at its best!

**MLS#17-232338**  
**Lynette Bishop 310 266 6264**  
**SOTHEBY'S INTERNATIO**

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Wshr



<b>1641 N. KINGS ROAD</b>	Open	11-2
<b>\$1,399,000</b>	2+2	CONTEMPORARY



**OVER \$200K PRICE REDUCTION!**

The BEST value in the Sunset Strip area! Zen treehouse perched above the Sunset Strip with flexible guest house/studio space. This home offers incredible indoor and outdoor flow with several decks for entertaining, wrapped in mature trees and tropical landscaping. Features tall ceilings w/ skylights, fireplace, oak hardwood floors, 2 bedrooms & 2 baths (1 en-suite) with direct access from most rooms to decks, patio space & lush gardens with city and canyon views.

**MLS#17-231816**  
G. Harris & M. Collins (310) 828-4200  
COMPASS | CB

GregHarrisEstates.com/Kings

red

<b>2015 OUTPOST DR</b>	Open	11-2
<b>\$3,595,000</b>	4+5	FRENCH NORMANDY



**HUGE OUTPOST ESTATE WITH GROUNDS.**

Medit compound walled and gated. BEST VALUE in Outpost . Quality and character. High walls and lush landscaping create a private park-like setting. Stp-dn liv rm w high ceilings, Hrdwd floors, formal moldings, and tall French doors opening to terraces. Impressive Formal dining rm. Professional chef's gourmet kitchen. Intimate study with wet-bar. Major master ste with luxurious bath. Incredible theater/family rm. Full outr kitchen, a 60 ft pl. Separate gym/office. Six car "off-street" parking.

**MLS#17-241318**  
Neal Baddin 323-793-7405  
COLDWELL BANKER RESI

BBQ,Blt-Ins,Dshwshr,Frzr,Grbg Disp,Other

rev

<b>1646 BLUE JAY WAY</b>	Open	11-2
<b>\$15,900,000</b>	6+6	CONTEMPORARY



**BEST PROPERTY ON MOST DESIRABLE STREET, BLUE JAY WAY**


Live in one of the best properties on Blue Jay Way, one of the most exclusive Bird Streets. A gated compound awaits in a large promontory plot offering some of the best 180 degree views in the city. Chic contemporary outfitted with the most high end and state of the art finishes and surfaces. Indoor/ outdoor flow of main house is perfect for entertaining and impressing guests with the breath taking views. This is a rare opportunity to obtain a one of the most desirable properties LA has to offer.

**MLS#17-262932**  
J.Babajian/T.Woods 310-623-8800  
RODEO REALTY - BH

www.1646Bluejayway.com

rev

<b>7346 PACIFIC VIEW DR</b>	Refresh.	11-2
<b>\$2,185,000</b>	4+5	3sty-CONTEMPORARY



**ARCHITECTURE, PRIVACY, VIEWS - SALE/LEASE**

Quiet and private remodeled home at end of cul-de-sac off Mulholland between Outpost and Runyon. Dramatic great room with expansive views to Hollywood sign. 3,882 Sq Ft of living space over 3 floors - Huge Master Suite and sitting area + 2 bedrooms on upper level. Lower level full suite (bedroom, bathroom, 2nd living room) - perfect for in-law, guest, or media room or gym or home theater. Lush and private backyard with 2 water fountains and firepit, plus side yard with views. Hurry!

**MLS#17-273902**  
Denise Rosner 3105089482  
KELLER WILLIAMS BEVE

BBQ,Blt-Ins,Dshwshr,Dryer,Frzr,

rev

<b>9145 ST IVES DR</b>	Open	11-2
<b>\$8,999,000</b>	6+6	MODERN



**STUNNING MODERN**

This brand new compound combines the best California lifestyle with a modern and elegant aesthetic you must see to appreciate. 9145 St. Ives awaits you! Just beyond the entryway, this residence is perched hilltop with breathtaking city views. The open floor plan combines contemporary features with urbane details of a gourmet kitchen and glass folding doors that transform this home into the indoor/ outdoor experience it is.

**MLS#17-254320**  
Aaron Kirman 424-249-7162  
JOHN AAROE GROUP

BBQ,Blt-Ins,Dshwshr,Dryer,Elvtr,Other

rev

<b>3259 DOS PALOS DR</b>	Refresh.	11-2
<b>\$1,975,000</b>	4+4	3sty-MEDITERRANEAN



**BEAUTIFUL MEDITERRANEAN W/VIEWS**

3,494 SF 3-story Med w gorgeous details - rich wood floors, wrought iron accents, period arches. Large gourmet kitchen w rainforest marble, wine fridge, viking range, hammered copper veggie sink, built in bar. 3 bedrooms up, lower level in-law suite. Huge storage area with wine cellar. 3 stacked stone fireplaces. Gorgeous open views. Tiered xeriscape yard, multiple decks for entertaining, turf dog run or putting green. This one is a winner!

**MLS#17-273892**  
Denise Rosner 3105089482  
KELLER WILLIAMS BEVE

Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr

rev

03 Sunset Strip - Hollywood Hills West Lease

<b>3581 MULTIVIEW DR</b>	Open	11-2
<b>\$4,590,000</b>	6+6.5	CONTEMPORARY



**CELEBRITY-WORTHY COMPOUND!!**

NEWLY REMODELED! Huge motor court. 9,300 sq.ft. 6 bed/6.5 baths. High ceilings. Open floor plan. Grand living room connects to sizable dining room & Chef's Kitchen. The East Wing of the home has massive THEATER, two bedrooms, junior master suite w/outdoor patio & GYM. Vast master suite has endless closet space & DUAL, luxurious baths. West Wing has bedroom & en-suite bath, plus multiple lounge/bonus areas. Beautiful View from the house and the pool/spa.

**MLS#17-269232**  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

rev

<b>8787 SHOREHAM DR #606</b>	Open	11-2
<b>\$4,500</b>	1+2	1sty-CONTEMPORARY



**FULL SERVICE SHOREHAM WITH UNOBSTRUCTED SOUTH CITY VIEWS**


FULL SERVICE SHOREHAM TOWER. THIS CONDO IS REDONE WITH THE MOST AMAZING CITY VIEWS CLEAR TO CATALINA. STAINLESS APPLIANCES AND ABSOLUTE GRANITE COUNTERS IN KITCHEN. TRAVERTINE BATHROOMS. MASTER WITH HUGE SHOWER. FLEET- WOOD FLOOR TO CEILING WINDOWS IN LIVING ROOM. BUILDING FEATURES 24HR RESIDENT & GUEST VALET PKG., CONCIERGE, SWITCHBOARD, POOL, SPA & SMALL GYM. ALL UTILITIES INCLUDING DIRECT TV BASIC CABLE & INTERNET INCLUDED. ONE BLOCK FROM ALL THE SUNSET STRIP RESTAURANTS, NIGHTCLUBS & SHOPPING

**MLS#17-261048**  
Guy Fedele 310-770-4444  
GOLD STAR REALTY

Cbl,Dshwshr,Frzr,Grbg ,Hood Fan,INTERNET

NEW

<b>1664 SUNSET PLAZA DR</b>	Open	11-2
<b>\$3,699,000</b>	5+6	CONTEMPORARY



**VIEW, VIEW, VIEW!**

Remodeled to perfection! Took over \$750,000 and more than 8 months to create this beauty. Over 4500 Sq. Ft. of modern home with open & airy floor plan. Huge mahogany pivot entry door leads you into a stunning wood & glass foyer. 4 en-suite BRs with private BAs. Powder room. Master BR with dual walk-in closets. Breathtaking views, from PDC to the ocean! Large balconies on each level. Brand new ROOF.

**MLS#17-248850**  
Steven B. Mesbah 310.897.0044  
RODEO REALTY - BH

Top-Of-The-Line Appliances

rev

<b>7346 PACIFIC VIEW DR</b>	Refresh.	11-2
<b>\$12,500</b>	4+5	3sty-ARCHITECTURAL



**ARCHITECTURE, PRIVACY, VIEWS - FOR SALE OR LEASE**

Quiet and private remodeled home at end of cul-de-sac off Mulholland between Outpost and Runyon. Dramatic great room withw expansive views to Hollywood sign. 3,882 Sq Ft of living space over 3 floors - Huge Master Suite & sitting area + 2 bedrooms on upper level. Lower level full suite (bedroom, bathroom, 2nd living room) - perfect for in-law, guest, or media room or gym or home theater. Lush and private backyard with 2 water fountains & firepit, plus side yard w views. Also for sale \$2.185M

**MLS#17-275362**  
Denise Rosner 3105089482  
KELLER WILLIAMS BEVE

Blt-Ins,Clng Fan,Dshwshr,Dryer,Frzr


rev



## 04 Bel Air - Holmby Hills

Single Family

<b>2384 BUCKINGHAM LN</b>	Open	11-2	<b>NEW</b>
<b>\$3,295,000</b>	4+4		



**GAURD GATED BEL AIR CREST**

4460sf pool home. Quiet cul-de-sac. JUST FRESHLY STAGED TO PERFECTION. Ultimate resort lifestyle. Elevator 2 each floor! Showers of natural light. Breathtaking private outdoor living/entertaining-pool,spa, BBQ, frpice & more. Wine closet, 4 frpices. HUGE bonus rm-opt.theater, studio, ofc, man cave. . Lg dining w/veranda. Spa-inspired mstr.. Chef's granite kitchen ,stainless applnces bar/BK seating open to FR. ALSO TWILIGHT WINE TASTING 4-7. See full pg ad. TEXT TO RSVP

Lisa & Scott Sorrentino 818.355.4751  
RODEO REALTY

FRESH & STAGED TO PERFECTION

<b>1322 N BEVERLY GLEN BLVD</b>	Open	11-2	<b>NEW</b>
<b>\$899,000</b>	3+1	2sty-TRADITIONAL	




**BRIGHT & UPDATED CHARMING TRADITIONAL ON LOWER BEVERLY GLEN!**

Large living rm w/brick fpl & bay window flows into the open dining area. Updated kitch w/butcher block counters & SS appl. Sizable, outdoor, back brick patio - great for entertaining! 3 spacious upstairs beds flooded w/light, share an updated full bath. Lovely master has sitting/dressing/office/nursery area w/window seat, which can be turned into a master en-suite bath. Hrdwd floors, charming paneling, attached 1 car garage w/laundry area. Close to the Glen Center. Warner School District.

MLS#17-276344  
Lisa Mansfield 310.993.2303  
SOTHEY'S BRENTWOOD

www.BGListing.com

<b>850 LINDA FLORA DR</b>	Open	11-2	<b>red</b>
<b>\$16,995,000</b>	19500000	5+8 CONTEMPORARY	



**CONTEMPORARY ARCHITECTURAL MASTERPIECE IN BEL-AIR**

The façade's horizontal lines are accented by a striking, translucent glass vertical wall - inspiration for the home's "Lantern House" name by architect Michael Kovac. Chef's kitchen features Ceasarstone counters and back-splash; Miele ovens; Sub-Zero refrigerators; Poliform cabinets; plus informal dining with full access to outside. The home's dramatic hillside perch allows stunning panoramic views.

MLS#17-220740  
Jeffrey Hyland 310.278.3311  
HILTON & HYLAND

HiltonHyland.com

<b>1524 STONE CANYON RD</b>	Open	11-2	<b>rev</b>
<b>\$15,999,000</b>	4+5	2sty-COUNTRY ENGLISH	



**GERARD COLCORD DESIGNED COMPOUND W/ GUEST HOME**

Gerard Colcord-designed estate featured in Architectural Digest-encompasses nearly 8,772 square feet of livable space including the guest home. Oak plank floors lead to an impressive great room featuring soaring pitched ceiling & brick fireplace. Dotted with Oak and Sycamores, the property features views of Bel Air's rich canyonside. With park-like grounds, full outdoor BBQ & pool/spa leisure area, this sheltered estate commands a tranquil existence year-round, beckoning entertaining & respite.

MLS#17-247866  
Segal & Ojeda 310-991-8481  
PARTNERS TRUST BH

Tim Mullin

<b>728 LINDA FLORA DR</b>	Open	11-2	<b>rev</b>
<b>\$7,499,000</b>	5+7	TRADITIONAL	



**LOWER BEL-AIR GATED ESTATE WITH PANORAMIC VIEWS**

Lower Bel-Air published gated estate, on almost one acre of mostly flat promontory w/ sweeping views of DTLA, Century City, Santa Monica & the Pacific. This elegant, single-story features beautifully-designed interior spaces w/ multiple entertaining areas indoor & out. Expansive living area w/ two fireplaces/wet bar. All bedrooms ensuite, three together in one wing. Master retreat. Gourmet kitchen. Formal dining room. Wonderful guest qtrs. Stunning expansive grounds. Pool/Spa. 3-Car Garage.

MLS#17-270858  
Larry Young 310-777-2879  
BERKSHIRE HATHAWAY

728LindaFlora.com

<b>11738 IPSWICH CT</b>	Open	11-2	<b>rev</b>
<b>\$2,450,000</b>	3+3	2sty-CONTEMPORARY	



**SOPHISTICATED CANYON HOME IN BEL AIR CREST**

Lovely & very special Canyon home located on a quiet cul-de-sac in Bel Air Crest. There are only 2 homes of this floor plan in the entire community. Updated and upgraded including the replacement of some of the windows. Three bedrooms, one of which is being used as an office with built-ins, and book shelves etc. a small den. The remaining two bedrooms are on different levels of the house. Good backyard. Attached 2 car garage w/ direct access to the house.

MLS#17-268588  
Carole Schiffer 310-442-1384  
COLDWELL BANKER RESI

Blt-Ins,Cbl,Dshwshr,Dryer,Frzr,Other

## 04 Bel Air - Holmby Hills

Land

<b>0 TORTUOSO WAY</b>	Lunch	11-2	<b>rev</b>
<b>\$60,000,000</b>	Land		



**0 TORTUOSO WAY, LOS ANGELES, CA 90077**

Stone Canyon Road to Tortuosos Way, just opposite the hotel Bel-Air. APN: 4370-024-042

MLS#17-246874  
Drew Fenton 310.858.5474  
HILTON & HYLAND

Co-Listed w/ Aaron Kirman

## 05 Westwood - Century City

Single Family

<b>10763 WELLWORTH AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,875,000</b>	3+4	1sty-TRADITIONAL	



**METICULOUSLY MAINTAINED TRADITIONAL HOME NEAR UCLA**

Move-in ready & meticulously maintained traditional in highly desirable Westwood location. Attractive floorplan w/ 3 en-suite bedrms inclng sprawling master w/ attached sitting rm. Wood-beamed ceilings, updated kitchn w/ custom walnut eat-in island, indoor/outdoor flow & beautifully landscaped yard. Updated roof, HVAC, abundance of closets & storage. Situated on a lovely flat lot located near the highly-rated Fairburn Elementary, w/ easy access to Westwood Village, UCLA, Century City & BH.

MLS#17-270720  
S. Moritz / B. Abisror 310.871.3636  
SOTHEY'S INTERNATIO

www.10763wellworth.com

<b>10499 WILKINS AVE</b>	Open	11-2	<b>rev</b>
<b>\$2,799,000</b>	4+3	SPANISH	



**AUTHENTIC SPANISH. SUPERB RESTORATION. SEE FULL PAGE AD**

Flawless attention to detail. Kitchen and Master expanded, superbly integrating old and new. Kitchen has Thermador built-in fridge, La Cornue range, 2 sinks and huge center island. Gracious formal entry hall. Baronial Living Room has hand stenciled beams, fireplace and hardwood floors. Family Room. Master has huge walk-in closet, soaking tub, steam shower and gorgeous tile work. All systems updated. Nice artificial turf play yard which is gated and hedged.

MLS#17-269078  
P. Kellogg/P. Dougherty 310-729-1371  
COLDWELL BANKER BHN

10499Wilkins.com

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<b>2102 CAMDEN AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,449,000</b>	4+2.75	SPANISH	



**AUTHENTIC CORNER-LOT SPANISH FILLED W/ INCREDIBLE CHARACTER.**

Beautifully maintained throughout. Inviting covered arched porch opens to tiled formal entry w/ closet. LR filled w/ light & high beamed ceilings, original sconces, bay window & fireplace. Large FDR w/ soffit ceiling, ideal for entertaining, opens to kitchen w/ gas range/double oven, pantry closet & sunny breakfast room w/ built-ins. Large (20x24) 4th bedroom currently used as family room w/ fireplace, bay window & closet opens to interior brick accent courtyard, perfect for al fresco dining.

**MLS#17-261066**  
Chad Lund 310.801.2641  
TELES PROPERTIES

www.2102CamdenAvenue.com

## 05 Westwood - Century City *Condo / Co-op*

<b>2238 CENTURY HL</b>	Open	11-2	<b>NEW</b>
<b>\$1,690,000</b>	2+3	CONTEMPORARY	



**STUNNING REMODELED TOWNHOME-CENTURY HILL**

Contemporary totally remodeled townhome. Interior location, extremely light and bright w/Southern exposure. Open floor plan w/large terrace off all rooms, high ceilings, wood floors & skylights. Gourmet Kitchen w/granite, walk-in pantry, top of the line app., breakfast area all open to atrium with BBQ. Luxury master suite w/separate sitting area, fireplace, balcony, 2 walk in closets, shutters. 2nd bdrm suite w/built in desks/ bookshelves. Bonus & laundry rm. 3 car private garage. Pool/gym/tennis

**MLS#17-272218**  
Lori Hashman Berris 310-880-3061  
SOTHEY'S INT REALTY

Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other

<b>10660 WILSHIRE #1504</b>	Refresh.	11-3	<b>NEW</b>
<b>\$1,349,000</b>	2+3	MODERN	



**PERFECT OPPORTUNITY TO OWN IN FULL SERVICE WILSHIRE MANNING!**

This is a beautifully updated 2 br, 2.5 ba & a den residence on the 15th floor w/impressive City & Mountain Views. Hardwood floors throughout. Ideal for entertaining; features formal entry, spacious living & dining areas, large den w/built-ins, kitchen w/granite counters, stainless steel appliances & custom cabinets, open bar off kitchen, cozy breakfast area & laundry rm. Master suite & bath w/separate tub & steam shower, 2nd en-suite bedroom w/full bath complete this unit.

**MLS#17-277360**  
Irene Arathoon (310) 285-7584  
COLDWELL BANKER RESI

Blt-Ins, Cbl, Dshwshr, Elvtr, Grbg Disp

<b>2122 CENTURY PARK LN #313</b>	Refresh.	11-2	<b>NEW</b>
<b>\$1,250,000</b>	3+2.5	CONTEMP MED	




Welcome! A lovely, spacious unit in the highly sought after Park Place Community. With high ceilings and plenty of natural light, 3 bedroom 2.5 bath unit is an incredible place to call home. As you walk in through the foyer you will notice the large and beautifully updated kitchen, with new stainless steel appliances, which opens up to the light and bright dining and living room. High ceilings through out. 24/7 security, gym, saunas, bbq areas, pools, tennis courts, side by side parking.

**MLS#17-277404**  
Souzan Khatami 310-499-8420  
EXCLUSIVE REALTY INC

Dshwshr, Frzr, Rng, Ovn, Fridg, Wshr

<b>1887 GREENFIELD AVE, UNIT 209</b>	Open	11-2	<b>NEW</b>
<b>\$695,000</b>	2+2	MID-CENTURY	




**CHARMING CONTEMPORARY CONDO!**

This spacious 2-bedroom, 2-bathroom condo features wood flooring throughout the entry, kitchen & dining areas. Kitchen features marble counter tops, gas stove top & laundry. Dining area opens up to the coziest living room featuring a show stopping stone fireplace. Master is flooded w/ natural light & is complete w/ an expansive walk-in closet. En-suite bathroom includes dual sinks, bathtub, separate shower. Gated complex features a pool, spa & gated parking.

**Rory Poisin/Kristian Bonk (310) 839-8500**  
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

<b>10601 WILSHIRE #902</b>	Open	1-2	<b>rev</b>
<b>\$1,995,000</b>	2+2	CONTEMPORARY	



**WILSHIRE HOUSE~ STYLISH & SOPHISTICATED 2BED. /2BTH**

Sleek, sophisticated & stylish 2Bed/2 Bath residence with coveted S/SE/SW exposure in fabulous Wilshire House, LA's premier and highly reputable high-rise building, with only two units per each floor wing of the building. Formal entry hall way leading to Grand Living & Dining Rooms with panoramic views. Recently renovated Italian Poliform kitchen with spacious breakfast area and a built-in laundry room. Sumptuous master suite with huge walk-in closet and redone master bath, a 2nd bedroom.

**MLS#17-252606**  
Mazda Hoghoughi 310-271-4040  
ELITE PROPERTIES REA

Blt-Ins, Dshwshr, Dryer, Frzr, Grbg Disp

<b>10660 WILSHIRE BLVD #609</b>	Open	11-2	<b>rev</b>
<b>\$1,495,000</b>	3+4	CONTEMPORARY	



**REAR FACING 3BD + 3.5BA CORNER UNIT WITH 2,426 SQUARE FEET!**

Remodeled & Complete w/wood floors, recessed lighting. Sleek newer kitchen w/custom wood & glass front cabinets. Open concept floor plan w/ big views! Living rm w/wall of built-ins & large balcony. Spacious dining area. Roomy master suite, w/huge walk-in closet, separate vanity area & views of Century City! Master bath w/separate tub & frameless shower door. Full service Wilshire Manning. Luxury amenities include a resort style pool & spa, fitness center & social room. 24 hr security & valet.

**MLS#17-240804**  
Mark & Lynn Mirisch Rogo 310-777-6213  
CB BHN

Blt-Ins, Cbl, Dshwshr, Dryer, Frzr, Other

## 05 Westwood - Century City *Income*

<b>1959 S BEVERLY GLEN</b>	Open	11-2	<b>rev</b>
<b>\$2,749,000</b>			



**INCREDIBLE OPPORTUNITY TO PURCHASE 5-UNIT INCOME PROPERTY.**

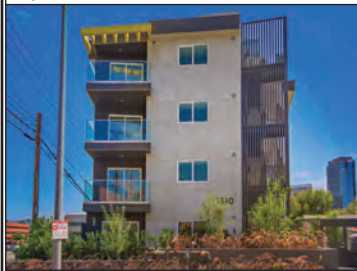
Located in prime Century City Adjacent neighborhood, close to newly renovated Century City shopping center & desired Westwood Charter School. 1st time on market in 40 years. Pride of ownership throughout & owner occupied through the 40-years owned. 4 units (3 - bed/1 bath and 1- 1 bed/1 bath) with a back 5th owner's 2 bed/2.5 bath townhouse unit, currently vacant. Filled with natural light, newly painted, restored kitchen, 2 fireplace & large back private patio with veranda and laundry in unit.

**MLS#17-274600**  
Chad Lund 310.801.2641  
TELES PROPERTIES

www.1959SouthBeverlyGlenBlvd.com

## 05 Westwood - Century City *Lease*

<b>1810 PANDORA AVE #PH1</b>	Open	1-2	<b>NEW</b>
<b>\$4,850</b>	3+2	CONTEMPORARY	



Brand Newly built Architectural Contemporary luxury 3Bed./2Bth Penthouse apartment for a high quality of living in prime Century City/ West-side location and in close proximity to Beverly Hills & Westwood. Bright & open living and dining areas, custom built modern kitchen with stainless steel appliances, designer bathrooms, customized walk-in closets, spacious patio balconies & panoramic views. Building also offers a sensational roof-top deck and subterranean parking gated garage.

**MLS#17-258652**  
Mazda Hoghoughi 310-271-4040  
ELITE PROPERTIES REA

Blt-Ins, Cbl, Dshwshr, Grbg Disp, Rng/Ovn

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## 06 Brentwood

Single Family

TUESDAY

<b>1007 WELLESLEY AVE</b>	Open	11-2	<b>NEW</b>
<b>\$5,895,000</b>	5+5.5	TRADITIONAL	




**CONTEMPORARY FARMHOUSE ON OVERSIZED, BRENTWOOD CREEKSIDE LOT**

Set upon an oversized creekside lot in BW, this 2-story home exudes a casual, contemporary farmhouse style. Main residence boasts 5 bed/5.5 baths. Open concept kitchen w/ Calacatta countertops, Wolf appliances & butler's pantry. The loggia is accessed via bi-fold doors for year-round alfresco dining on the terrace, w/ outdoor fireplace, & extends to lawn, pool/spa & lrg deck areas. Recognized w/ a Decade Honor Award in 2006, the detached guest house has 1bed/1bath, liv area & an updated kitchen.

Stearns, Tsow, Mamann  
PARTNERS TRUST 310.850.9284

Built-ins, range/oven, w/d fridge

<b>974 TEAKWOOD RD</b>	Open	11-2	<b>NEW</b>
<b>\$4,495,000</b>	4+3	MID-CENTURY	




**KENTER CANYON MID-CENTURY**

The Page Residence, Kenneth Lind, Architect. This classic mid-century home is a pure expression of form and function. A zen oasis gracefully positioned to maximize city and ocean views, privacy and outdoor living area. The outdoors are ideal for entertaining with pool and spa area that are the beneficiary of natural light and canyon vistas.

MAX NELSON  
THE AGENCY 424 238 2482

FRESH.

<b>2528 MANDEVILLE CANYON RD</b>	Open	11-2	<b>NEW</b>
<b>\$3,750,000</b>	3+2.5	TUDOR	




**NOTEWORTHY GERARD COLCORD-DESIGNED HOME OFF MANDEVILLE**

Beautifully restored 1964 Gerard Colcord Tudor on a serene, semi-private lane off Mandeville. The charming estate sits on nearly an acre w/ hand-hewn beams, lrg windows, French doors & tranquil outdoor spaces. Enter through the foyer to a lodge like liv room w/ fireplace, formal din rm, butler's pantry, renovated kitchen w/ breakfast area, laundry, & powder. 3 bed/2 bath plus office upstairs. Versatile studio above the garage. Grounds have been improved w/ landscape design & the addition of a trail.

MLS#17-275240  
Stearns/Lewis  
PARTNERS TRUST 310.850.9284

Blt-Ins, Dshwshr, Dryer, Rng/Ovn, Frdg,

<b>3044 ELVILL DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,995,000</b>	4+3.5	1sty-MID-CENTURY	



**AMAZING VIEWS FROM THIS MID-CENTURY MODERN SINGLE LEVEL HOME**

Unobstructed Views from all the major rooms. Very private, ideal for Calif life style. Excellent floor plan allows for indoor outdoor entertaining. High ceiling entrance. Gorgeous living room full of natural light w/ skylights. Spacious formal dining rm brkfst area & kitchen w large center island & family rm with FP also face the view. Master suite w sitting area next to FP & Large windows face the view. Heated pool and fire pit looking at the panoramic views. Huge 3-car garage w X lg cabinets

Elsa Nelson  
NELSON SHELTON ERA 310-713-9356

Alarm, 2 Zone A/C, Built-Ins, Washer, Dryer

<b>2100 WESTRIDGE RD</b>	Open	11-2	<b>NEW</b>
<b>\$2,699,000</b>	4+3	RANCH	



**LARGE CORNER LOT IN PRIME BRENTWOOD**

Boasting a great layout, open kitchen w/ built-in breakfast nook, gorgeous wood floors & abundant natural light, this home will meet all of your needs. The heated patio, generous yard space & swimmer's pool are great for entertaining. You will find a seamless indoor-outdoor experience w/ large glass sliders in the den & master which lead to the patio. The 4th bdrm, 3rd bthrm & laundry area are well positioned to serve as a guest quarters. This is an incredible opportunity and not one to miss!

MLS#17-276580  
Andrew Buss David Kramer  
HILTON & HYLAND 310.691.2400

www.DavidKramerGroup.com

<b>2457 PESQUERA DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$2,649,000</b>	4+3	1sty-MEDITERRANEAN	



**EXPLOSIVE SANTA MONICA MOUNTAIN VIEWS**

Come Join Us! Lunch is served. Incredible owner/user opportunity. Move-In or Build Dream Home. Insane Views - Quite - Secluded - Private. 7 Minutes North of Sunset. Best Deal Overlooking The Sullivan Trail. Major Upside Potential!

Di Prizito/Esfandi  
COLDWELL BANKER / KW 310-266-2777

www.2457Pesquera.com

<b>11993 FOXBORO DR</b>	Open	11-2	<b>red</b>
<b>\$4,995,000</b>	5+6	CAPE COD	



**BEAUTIFUL DESIGNER CAPE COD W/ POOL/SPA ALL ENSUITE BEDROOMS**

In the heart of Brentwood, this meticulous designer Nest zoned home has wood floors & high ceilings. The main floor offers a formal living rm w/FP that flows into a dining room w/ coffered wood ceiling, huge family rm w/FP that's open to a gourmet island kitchen w/ high-end appliances & breakfast area, an ensuite bedroom, chic powder rm & 2-car garage. Triple glass French-style doors open to an entertainer's patio & landscaped turf yd w/ saltwater pool/spa & BBQ Island. Also, bonus/Gym upstairs.

MLS#17-271628  
Holliman & Cortazzo  
COLDWELL BANKER BH N 310-270-6682

S of Sunset, W. of Westgate, E. of Bundy

<b>475 HALVERN DR</b>	Open	12-2	<b>rev</b>
<b>\$9,995,000</b>	5+7	CONTEMP MED	




**475 HALVERN DR**

Step into a private paradise. Walled and gated contemporary mediterranean estate on a quiet cul-de-sac featuring sun filled skylit rooms that open to decks and terraces, courtyards overlooking a virtual private parkland, a resort like yard with pool and spa, outdoor stainless steel kitchen/frig/BBQ and a romantic fire pit open cabana setting. Indoor/outdoor living at its finest.

MLS#17-251614  
Valerie Fitzgerald  
COLDWELL BANKER RESI 310-285-7515

BBQ, Dshwshr, Dryer, Grbg Disp, Rng/Ovn

<b>12730 W SUNSET BLVD</b>	Open	11-2	<b>rev</b>
<b>\$7,195,000</b>	5+5	2sty-SPANISH	



**BRENTWOOD PARK - ALMOST 1 ACRE LOT WITH 1928 SPANISH**

Gracious 1928 classic Spanish in Brentwood Park set on almost 1 acre of completely secluded park-like grounds with over 120 feet of frontage. Teeming with historical details yet modern day amenities, this 5,540-SF, 5-bedroom, 5-bathroom-home is set away from the street and offers gated privacy. Backyard includes a paddle tennis court, vast lawn, mature trees and outdoor seating. One of the most coveted areas of Brentwood, moments to town, schools, the beach, restaurants, bike paths, and hiking.

MLS#17-271434  
David Kelmenson  
THE AGENCY 310-863-3030

Updated Classic Spanish

<b>11808 KEARSARGE ST</b>	Open	11-2	<b>rev</b>
<b>\$4,895,000</b>	4+5	ARCHITECTURAL	




**MID-CENTURY MODERN**


A gated, ficus-lined drive leads to a pristine stucco and glass compound overlooking a forested arroyo. Originally designed by Romanian expatriate Haralamb Georgescu, the current house has been renovated by architect Kurt Krueger. Standing apart from the main house in its own private garden, a guest house with a bathroom and kitchen.

MLS#17-244962  
Mike Deasy/Sara Clephane  
DEASY PENNER & PARTN 310-909-4648

Blt-Ins, Clng Fan, Dshwshr, Dryer, Frzr,



<b>2550 MANDEVILLE CANYON RD</b> Refresh. 11-2	<b>rev</b>
<b>\$4,595,000</b> 6+6.5 TRADITIONAL	
	
<b>BRENTWOOD'S BELOVED &amp; MAJESTIC MANDEVILLE CANYON</b> In Brentwood's beloved & majestic Mandeville Cyn, this timeless traditional combines quintessential canyon living w/a sense of California cool. Tucked away on a private lane, this idyllic entertainer's home is outfitted to match an entertainer's vibe w/fully built out professional studio incl 750sf of a soundproofed live recording rm, vocal booth & a mixing/control rm. In addition to the musical interior, the home's 13,000+sf lot enjoys an array of tranquil moments outdoors.	
MLS#17-229324	
Nancy Osborne 310-795-6600	
HALTON PARDEE	Blt-Ins,Cbl,Dshwshr,Dryer,Grbg Disp


<b>13258 CHALON RD</b> Open 11-2	<b>rev</b>
<b>\$3,150,000</b> 4+3.5 ARCHITECTURAL	
	
<b>DISTINCTIVE ARCHITECTURAL SET IN SERENE PARADISE</b> This private, gated, custom designed haven has an incredible outdoors-indoors feel. Soaring high beamed ceilings + numerous window walls envelop the interiors w/views of cascading gardens, koi pond, tea house & dining deck. Enter through a poolside courtyard & patio to a grand, open living rm; spacious dining rm & gourmet kitchen; & enormous live/work/play studio. Dramatic master wing includes generous his & hers baths, deep walk-in closet + separate office. Truly an extraordinary property!	
MLS#17-272128	
Susan Stark/Joan Caplis 310.345.7450	
GIBSON / CB BW	13258Chalon.com

<b>13019 SKY VALLEY RD</b> Open 11-2	<b>rev</b>
<b>\$1,495,000</b> 3+2.5 1sty-RANCH	
	
<b>LOWEST PRICED HOME IN MANDEVILLE AWAITS YOU</b> Discover this tranquil idyllic world on upper Mandeville-- 1st time offered in 52 years--and make it yours! About 11 minutes from Sunset, on a cul de sac. Bright living, dining & family rooms have HW flrs, hi-beam ceilings and open to each other & solar heated pl. FP in LR & DR. Family Rm w/bar. Chef friendly '90's remod. kit has bay wndw, center island. Master ste. w/2 closets+ 2 BR overlook pool. Plenty of grassy yard for children to play. Well maintained hm for entertaining. Kenter Cyn Elem	
MLS#17-270890	
Eiko Nobel & Ruth Shari 310-442-1383	
COLDWELL BANKER RESI	BBQ,Blt-Ins,Dshwshr,Grbg Disp,Hood Fan

**06 Brentwood**

Condo / Co-op

<b>11500 SAN VICENTE #219</b> Open 11-2	<b>NEW</b>
<b>\$1,595,000</b> 2+3 2sty-CONTEMP MED	
	
<b>GORGEOUS GARDEN-SIDE CONDO &amp; BEST BRENTWOOD VALUE!</b> Brentwood's best buy at \$599psf! Fabulous offering in Brentwood's only full service building - The Brentwood. Check the comps - this is an incredible opportunity! With nearly 2700sqft of luxurious space, this gorgeous garden-side unit is very home-like with wrap-around terraces & lush landscaping. Rare 2-sty floorplan w/high ceilings, large open spaces & a great floorplan. The Brentwood offers the ultimate in luxury living - 24HR doorman & valet, gym, rooftop pool & spa.	
MLS#17-276440	
Tania Ferris 310-713-8234	
COLDWELL BANKER	The Brentwood - 24HR full service luxury

<b>11918 DARLINGTON AVE #4</b> Lunch 11-2	<b>NEW</b>
<b>\$849,000</b> 2+2 TRADITIONAL	
	
<b>FAB TOP FLOOR CONDO. COME FOR LUNCH!</b> Fabulous top floor rear unit with treetop views in 4-unit crtyrd style bldg. Featuring an excellent floorplan w/ 2 bd & 2 bas & no common walls + lots of windows throughout. Double dr entry opens to lovely LR & dining area w/ beautiful hdw fl, wb FP, wet bar & French drs leading to large balcony. Very sweet kitchen w/ SS appl including Wolf gas stove top. Spacious mstr w/ ceiling fan & wall of closets, full ba w/ separate tub & shower, travertine floor & wainscoting. Low HOA dues of \$220, 2 pkg.	
MLS#17-275340	
Elyse Arbour (310)893-9388	
RODEO REALTY- BRNTWD	www.11918darlington4.com

<b>809 S BUNDY DR #113</b> Open 11-2	<b>NEW</b>
<b>\$849,000</b> 2+2 1sty-MID-CENTURY	
	
<b>CHIC BRENTWOOD CONDO</b> This magnificently updated, single-level mid-century residence features two bedrooms, two bathrooms, and a den/office - all in a recently renovated building in the Heart of Brentwood. The stately entry hallway leads to an ideal layout with bedrooms on opposite sides for more privacy. The LR features a fireplace, flat screen TV, separate den/office space, wet bar and walk-in closet, and sliding glass doors leading to a private balcony. HOA dues include EQ Ins, Water, Gas, Trash and Cable TV.	
MLS#17-277060	
Jai Winding 424-231-0752	
THE AGENCY	Blt-Ins,Cbl,Dshwshr,Grbg Disp,Microwave

<b>11670 W SUNSET #310</b> Open 11-2	<b>NEW</b>
<b>\$599,000</b> 1+1 1sty-CONTEMP MED	
	
<b>BRIGHT TOP CORNER UNIT W/VIEW OF POOL IN BRENTWOOD VILLAGE!!</b> In the Heart of Brentwood Village, Top corner quiet and private unit, one common wall, sun filled, huge double paned window in living room facing the common area pool with mountain views and of Getty Center from master bedroom. Janckers wood floors, tastefully upgraded, neutral colors, organized closet in master bedroom and hallway. Granite counters in kitchen, new Bosch dishwasher, oven, washer-dryer. Low HOA dues, Gorgeous pool, Spa and Barbecue area. Close to shops and restaurants.	
MLS#17-276032	
Afa Kamran 310-415-2688	
NELSON SHELTON	Dshwshr, Washer/Dryer,Grbg Disp,Fridg,

<b>11901 W SUNSET #218</b> Refresh. 11-2	<b>NEW</b>
<b>\$449,000</b> 0+1 CONTEMPORARY	
	
<b>PERFECT WESTSIDE LANDING PAD IN A DREAMY GARDEN COMMUNITY!</b> Perfect Westside landing pad in a dreamy garden community! Welcome home to this stylish, and sleek condo in Prime Brentwood just a stone's throw away from the Village - stroll to coffee or a yoga class in minutes. The private unit has been updated with stylish and rich contemporary finishes maximizing every square foot of the home and providing ample storage. Stainless steel appliances grace the kitchen, and the HOA allows for the installation of in-unit washer/dryer.	
MLS#17-277168	
Stormie Leoni 310-907-6517	
HALTON PARDEE	Dshwshr,Rng/Ovn,Fridg

<b>289 S BARRINGTON AVE #A107</b> Open 11-2	<b>red</b>
<b>\$739,000</b> Prjct MID-CENTURY	
	
<b>BRENTWOOD SUNSET REDUCED</b> MID CENTURY RESORT STYLE 4 ACRES + DEVELOPMENT, 2 BDRMS, 2 BATHS, HRDW FLRS,TERRACE OFF MASTER, QUIET LOC, POOLS, SOUTH OF SUNSET/BRENTWOOD. JUST REDUCED PRICE NOW ONLY \$739,000 !!!!	
MLS#17-248456	
Jack Brown 310-429-3781	
RODEO REALTY - BEVER	Blt-Ins,hrdwd flrs,bk cabinets,pkg,pool

<b>11500 SAN VICENTE #221</b> Open 11-2	<b>rev</b>
<b>\$1,750,000</b> 2+3 2sty-CONTEMPORARY	
	
<b>ELEGANT CONDO IN FULL SERVICE BUILDING</b> 2 bed, 3 bath condo, approx 2650sf - feels like a home! High-end finishes throughout. Over sized eat in kitchen w/ walk in pantry. Generously sized LR w/ high ceilings, tall windows & French doors. Master suite w/ 3 closets, separate patio & oversized mstr bath w/ dbl sinks & spa tub. Bonus area is ideal spot for out of the way home office. Amenities include Valet parking, 24 hour doorman, gym, rooftop pool & spa! All within walking distance to Brentwood's finest shops & restaurants.	
MLS#17-273360	
Howie Nicoll 310-927-2038	
KELLER WILLIAMS BH	www.TheBrentwood221.com



TUESDAY

<b>11918 KIOWA AVE #306</b>	Open	11-2	631H5
<b>\$899,000</b>	2+2	1sty-CONTEMP MED	<b>rev</b>



**SPACIOUS 2BR+2BA PENTHOUSE. LOW HOA DUES**

Immaculate, move-in condition 2Br+2Ba (1,470 sq/ft) penthouse in great convenient location. Open floor plan, inside laundry, high ceilings, skylights, balcony, fireplace, hardwood floors. Low HOA dues. Spacious master suite w/ large walk-in closet & nice office area. No common walls. Bedrooms are on opposite sides of the Unit. Earthquake insurance.

**MLS#17-267380**  
Steven Geller 310 777-6237  
COLDWELL BANKER RESI

Hardwood Floors, A/C, Balcony, Skylights

<b>12122 W IOWA AVE</b>	Open	11-2
<b>\$1,875,000</b>	4+4	1sty-TRADITIONAL



**2017 BUILT TRADITIONAL STYLE HOME IN PRIME WEST LA**

Beautiful Redone Traditional on an extremely rare oversized corner lot, 7330sqft, in Fantastic West Los Angeles Neighborhood. This prime and very private Single Level 4 bedroom/4 bath home includes a rare Fully Permitted Detached Guest House with its own Full Kitchen and Full Bath. Tastefully remodeled throughout, this gorgeous home is perfect for functional living and entertaining.

**MLS#OC17205987mr**  
Mehdi Moussavi 949-302-5132  
BAYVIEW RESIDENTIAL

**06 Brentwood** *Lease*

<b>334 OCEANO DR</b>	Open	11-1
<b>\$15,000</b>	5+5	CAPE COD



**OPEN TUESDAY 11-1PM!**

Picturesque, custom Cape Cod located at the end of a cul-de-sac. Light and bright with quality appointments throughout. Public rooms and a guest suite on the main level. Master suite and two family bedrooms and bath on the 2nd level. Family room, office and large guest quarters on the bottom level. Lovely grassy back yard.

**MLS#17-274264**  
Chrys Stamatis 310-922-3970  
COLDWELL BANKER - BW

**07 West L.A.** *Income*

<b>2966 KELTON AVE</b>	Open	11-2
<b>\$1,495,000</b>		



**GREAT INVESTMENT OPPORTUNITY**

Located on the corner of Kelton Ave and National Blvd on an R3LA lot. Three units all consisting of - 2 bedrooms and 1 bath each. Three detached one car garages. Conveniently located near the 10 and 405 freeways and the new expo line. Trust Sale, court confirmation required.

**MLS#17-276764**  
Nancy Sanborn 310-777-2858  
BERKSHIRE HATHAWAY

SanbornTeam.com

**784 LOCKEARN ST** *red*

<b>784 LOCKEARN ST</b>	Open	11-2
<b>\$9,750</b>	4+4	RANCH



**BRENTWOOD SINGLE STORY LEASE WITH A POOL**

Located on a desirable cul-de-sac, this 4 bedroom, 4 bath home has recently been refreshed. Light and bright with large rooms and wonderful storage space. Kitchen has all new counter tops and has a built in indoor bar-b-que. The large living area with a fireplace looks out onto the lovely backyard garden and pool which is very secluded. There is also a dining/family room off the living area. Garage has parking for 2 cars, and street is quiet with plenty of additional parking.

**MLS#17-253384**  
Nancy Eisenstadt 310-500-3089  
PARTNERS TRUST BRENT

Refrigerator, Washer/Dryer Range/Oven

**08 Cheviot Hills - Rancho Park** *Single Family*

<b>3226 PHILO ST</b>	Open	11-2
<b>\$2,729,000</b>	5+3.5	2sty-CONTEMPORARY



**BREATHTAKING AND EXQUISITELY RENOVATED CONTEMPORARY HOME!**


Located at the end of cul-de-sac, showcasing designer upgrades throughout, this exceptional home boasts a perfect modern floor plan w/expansive main rooms flowing to one another. Stunning chefs kitchen features custom cabinetry, state-of-the-art appliances & cesarstone countertops which opens to the breakfast area w/coffee/juice bar. Spectacular entertaining area w/mod fireplace & walls of glass that look out to the spacious patio & sparkling pool. Very unique property & true entertainers dream!

**Rory Posin/Kristian Bonk 310-839-8500**  
RE/MAX WEST LA

www.RESULTSRealEstateGroup.com

**07 West L.A.** *Single Family*

<b>12707 ADMIRAL AVE</b>	Refresh.	11-2
<b>\$1,049,000</b>	3+2	1sty-TRADITIONAL



**GORGEOUS SINGLE FAMILY**

Gorgeous 3 bedroom, 2 bath home with over 1,600 sq feet in desirable and up-and-coming West Side location. Don

**Rick Dergan 213-400-7653**  
ARIA PROPERTIES

<b>10575 AYRES AVE</b>	Open	11-2
<b>\$2,195,000</b>	5+3	TRADITIONAL



**BEAUTIFULLY REMODELED 3 BED/2 BATH DESIGNER SHABY CHIC**

Traditional w/ detached permitted newly-constructed 2 bed/1 bath guest house. Charming white picket fence & southern-style inviting covered porch lead to LR w/ used-brick finished fireplace, white-washed hdwd flrs & crown molding. Spacious dining w/ french drs opening to front porch, ideal for entertaining. Remodeled kitchen w/ quartz countertops, farm sink & antique range/oven open to charming bfast rm w/ built-in dining & laundry area. FR w/ vaulted ceiling opens to grassy backyard.

**Chad Lund 310.801.2641**  
TELES PROPERITES

www.10575AyesAvenue.com

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MAKING THE MARKET WORK™



09 Beverlywood Vicinity Single Family

2806 BAGLEY AVE

Open 11-2

\$1,479,000

3+2

1sty-TRADITIONAL



MLS#17-276906

Bellet/Grakal Group

KELLER WILLIAMS BH

3107701124

NEW

**CHARMING TRADITIONAL FAMILY HOME LOCATED IN BEVERLYWOOD AREA**

THIS 3 BEDROOM, 2 BATH REMODELED HOME FEATURES A SPACIOUS OPEN LIVING ROOM WITH A WOOD BURNING FIREPLACE, RECESSED LIGHTS AND HIGH CEILINGS. GOURMET KITCHEN FEATURES CAESARSTONE COUNTER TOPS AND TOP OF THE LINE STAINLESS STEEL APPLIANCES. 2 SPACIOUS FAMILY BEDROOMS SHARE A FULL BATH. MASTER SUITE FEATURES ITS OWN BATHROOM WITH DOUBLE SINKS, LOTS OF CLOSETS AND FRENCH DOORS LEADING TO THE YARD, PERFECT FOR INDOOR/OUTDOOR LIVING.

BBQ,Clng Fan,Dshwshr,Dryer,Grbg Disp

10 West Hollywood Vicinity Single Family

8414 CLINTON ST

Open 11-2

\$1,369,000

4+2

2sty-TRADITIONAL



MLS#17-276110

The Sunset Team

KW DTLA

310.274.3900

NEW

**TRADITIONAL LIVING!**

Welcome home to your new West Hollywood abode! A short stroll to Melrose Place or through the WeHo Design District will be your new reality in this character-rich 4 bedroom and 2 bathroom home. Gorgeous upgrades highlight the charm that is omnipresent throughout this gem of a Craftsman. A 2 car attached garage rounds out this perfect slice of real estate heaven, among all of the best shops and restaurants West Hollywood has to offer. Live. Better. Here.

www.8414Clinton.com

8015 ROSEWOOD AVE

Refresh. 11-2

\$1,249,000

2+2

1sty-SPANISH



MLS#17-275748

C. Martin/T. Cloutier

RODEO REALTY INC.

310-926-2201

NEW

**SPANISH BUNGALOW EXTENSIVELY REMODELED WITH TIMELESS CHARM!**

Spanish bungalow extensively remodeled w/timeless charm. Turn-key gem w/smart designer touches. 2 BR/2BA and a recording studio/office. Features includes Master Suite w/walk-in closet, 3 private outdoor decks & a Jacuzzi. Upgrades include Acacia wood flooring, built-ins, Lutron LED lighting, in-ceiling speakers, stainless steel appliances, wired alarm system, stackable W/D. Smooth stucco walls, gated driveway & hedges create a private oasis in the middle of the city.

Blt-Ins,Dshwshr,Dryer,Frzr,Grbg Disp,Spa

343 HUNTLEY DR

Open 11-2

\$1,969,000

2+3

CONTEMPORARY



MLS#17-255592

Brian Mazurkiewicz

NEW PRICE | ALSO FOR LEASE FOR \$7,500

310-386-9086

JOHN AAROE GROUP

red

10 West Hollywood Vicinity Condo / Co-op

932 N ALFRED ST #PH1

Refresh. 11-2

\$1,325,000

3+2

MODERN



MLS#17-275994

Jay Martinez/Gil Dirige

JOHN AAROE GROUP

323-377-8332

NEW

**PENTHOUSE WITH UNOBSTRUCTED SKYLINE VIEWS AND PRIVATE GARAGE**

Enjoy captivating sunsets and gorgeous views of the Hollywood Hills from this exquisite 3BD 2BA penthouse unit at the top of an intimate recently built 8 unit complex, enviously located on a quiet sought-after street in West Hollywood. This bright and private front end penthouse unit also boasts a very rare street-level private garage with dedicated driveway plus an additional subterranean parking space making it possible to park up to 5 cars. A true gem that will go fast!

www.932AlfredPenthouse.com

855 N CROFT AVE, UNIT 107

Open 11-2

\$1,275,000

2+3

1sty-ARCHITECTURAL



Brad Simpson

THE AGENCY

3103868968

www.855Croft107.com

NEW

**SOPHISTICATED ARCHITECTURAL CONDO NEAR MELROSE PLACE**

A perfect blend of urban living and CA lifestyle, minutes from Melrose Place, yet situated on a quiet residential st. This coveted single story corner unit shares 1 common wall and feels like a home, w/ a private side entrance and backyard that wraps around into a deck. The interior offers a open concept living room that connects seamlessly to the dining area. 2 spacious bedroom suites on opposite sides of the unit w/ walk-in closets, glass showers, and patio access.

850 N CROFT AVE, UNIT 203

Open 11-2

\$1,125,000

2+2

MEDITERRANEAN



Greg Harris

COMPASS

(323) 356-8024

GregHarrisEstates.com/Croft

NEW

**DESIGNER-DONE LUXURY CONDO IN WORLD-CLASS MELROSE PLACE AREA**

Spacious & sophisticated 2 bed + 2 bath offers family room, formal dining area, and large living room w/ private patio. Details include: hardwood floors, cooks kitchen with stainless steel appliances, bar area that opens to the entire unit, and in-unit laundry. Master suite features: custom walk-in closet, en-suite spa-like bathroom with soaking tub, shower, and 2 sink vanity. Gated subterranean parking with 2 tandem spaces for the unit + guest parking & additional storage in garage.

1234 HAVENHURST DR, UNIT 7

Open 11-2

\$620,000

2+2



IAN RHODES

KW RHODES LEAD HOME

323.821.4069

1234Havenhurst.com

NEW

**2 BED | 2 BATH | 1,021 SQ FT**

Classic 1950's character surrounds this low-rise courtyard oasis building with pool and lush landscaping. Direct entry, ground level, rear off-street unit location with open living room and dining area. Hardwood floors throughout each room lead to spacious bedrooms. Updated bathrooms compliment each bedroom. Great walkability to area dining, stores and grocery make this a practical and convenient West Hollywood location.

1100 ALTA LOMA RD #1704


Open 12-2

\$2,995,000

3250000

2+3

1sty-CONTEMPORARY



MLS#17-250342

Guy Fedele

GOLD STAR REALTY

310-770-4444

Blt-Ins,Cbl,Dshwshr, INTERNET, SHOWTIME

red

**EMPIRE WEST PENTHOUSE FLOOR WITH UNOBSTRUCTED CITY VIEWS**

EMPIRE WEST PREMIER FULL SERVICE CONDO BLDG. PENTHOUSE FLOOR 2 BED 2.5 BATH & DEN. CONDO HAS PANORAMIC CITY VIEWS & 10 FT CEILINGS. 2 EN SUITE BEDROOMS. HUGE CLOSETS. COMPLETELY REDONE BEAUTIFULLY. OPEN KITCHEN WITH MIELE APPLIANCES, EUROPEAN CABINETS & CAESAR STONE COUNTERS. DEN WITH RUNCO PROJECTION SYSTEM, REMOTE SHADES & EXCELLENT SOUND SYSTEM. ENJOY THE VIEWS IN THIS OPEN FLOOR PLAN. MASTER BATH WITH HUGE KOHLER SOAK OVERFLOW TUB. POOL, TENNIS CT, GYM, DOG PARK, 24HR CONCIERGE & VALET PKG.

616 N CROFT AVE #PH9

Open 11-2

\$2,060,000

2+3

ARCHITECTURAL



MLS#17-266180

Jodee Lemon

BERKSHIRE HATHAWAY H

310-363-9210

Dshwshr,Dryer,Elvtr,Frzr,Grbg Disp,Other

rev

**ARCHITECTURAL PENTHOUSE W/ PRIVATE ROOFTOP DECK**

Designer upgraded penthouse just steps away from Melrose Place and the West Hollywood Design District. This spacious two bedroom two and a half bathroom is luxury loft-style living at it's best. Professional kitchen with top appliances opens to living area with 17' ceilings and floor to ceiling windows with panoramic views of the Sunset Strip. This newer constructed condo has a large private rooftop deck equipped with hot tub, views of the Hollywood Sign and Downtown LA.



TUESDAY

10 West Hollywood VicinityLease

343 HUNTLEY DROpen11-2

\$7,5002+2.52sty-CONTEMPORARY



MLS#17-276682

Brian Mazurkiewicz310-386-9086

JOHN AAROE GROUP

LUXURY 2 STORY 2+2.5 HOME WITH PRIVATE POOL/SPA

Reduced, last unit in complex ready to sell or lease now. Only shares driveway with front unit. Custom built 2-Story 2 + 2.5, w/office area w/private lap pool, spa & 2-car parking. Set behind a privacy hedge with gated entry, features an open floor-plan, custom kitchen with breakfast bar, two interior fireplaces, a lounging area with exterior fireplace, vaulted/beamed ceilings on bedrooms, spa like showers, central sound & vacuum, 2-zone HVAC, custom hardwood flooring, and a formal entry.

ALSO FOR SALE \$1,969,000 343Huntley.com

855 N CROFT AVE #203Open11-2

\$7,2502+3ARCHITECTURAL



MLS#17-270496

Maria Hellmund310-614-9885

THE AGENCY

Beautiful complex designed by famed architect Zoltan Pali completed in 2010. Upgraded immaculate corner residence with an exquisite open kitchen, high-end stainless steel appliances, and gorgeous finishes. The large dining area leads into the living area and out to a stunning covered patio. Bedrooms located on opposite sides of the open living space. The first bedroom has access to the patio, an ensuite bathroom with enormous shower, and lots of closet space.

Blit-Ins,Dshwshr,Dryer,Elvtr,Frzr,Other

11 VeniceCondo / Co-op

815 HAMPTON DR, UNIT 6Open11-2

\$1,550,0002+23sty-ARCHITECTURAL



Michael Grady/D Findley424-354-2929

THE AGENCY

STUNNING LIVE/WORK VENICE LOFT

This gated architectural live/work townhouse offers sleek, modern features in a coveted Venice location moments from Abbot Kinney and blocks from the beach. With a seamless open floor-plan, the main floor boasts towering ceilings, polished concrete floors, and an abundance of natural light. The master bedroom features a large walk-in closet and spacious bathroom with dual vanity. Private direct access 2-car garage and rooftop deck rounds out this exceptional property.

Blit-Ins,Dshwshr,Dryer,Private Garage

550 VERNON AVE, UNIT DRefresh.11-2

\$1,475,0004+4CONTEMPORARY



Tressana Alouane424-542-8626

TELES PROPERTIES

SOPHISTICATED AND CONTEMPORARY TRI-LEVEL TOWNHOME

Sophisticated & Contemporary Tri-Level Townhome located in Venice's highly coveted Silicon Beach near Abbot Kinney's famed shopping and dining district. Features spacious foyer, large guest room/office w/bath, walk-in closet & direct access private 2-car garage. Open & airy living, kitchen, dining. Escape to the top floor private master suite w/high ceilings, large windows, walk-in closet, spacious master bath with separate spa tub/shower and rooftop deck to enjoy those stunning Venice sunsets.

11 VeniceSingle Family

919 VICTORIA AVERefresh.11-2

\$1,987,0003+3CALIFORNIA BUNGALOW



MLS#17-276814

Stormie Leoni310-907-6517

HALTON PARDEE

THE BEST OF BOTH WORLDS IN THIS 1920'S VENICE BEACH BUNGALOW

The best of both worlds in this 1920's Venice Beach Bungalow - 1 block from Venice Walk Streets! Expanded and updated without compromising original, beautifully maintained details. Enter into a large formal living room with gleaming hardwood floors and a cozy fireplace. Attached dining area is spacious and perfect for entertaining. Bright, beautiful, and oversized kitchen with newer appliances, 3 stoves and cabinetry - an entertaining dream.

Blit-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

41 CLUBHOUSE AVEOpen11-2

\$4,250,0003sty-CONTEMPORARY



MLS#17-276830

Jeffrey Lemen310-482-2033

KELLER WILLIAMS-SM

VENICE DUPLEX - UNLOCK BOUNDLESS POTENTIAL!

Duplex with 3 bed/2 bath per unit, ideally located on a prime walk street, just steps from Venice Beach. Develop the existing units into two-level condos, or finish the downstairs office/rec room space separately for additional rental income. Wood floors, custom kitchens and open, common area floorplans. Finish this nearly-complete trophy property and capitalize on amazing income producing units or convert the existing units into two-level condos and sell each at premium Venice prices

Blit-Ins,Dshwshr,Dryer,Rng/Ovn,Fridge

11 VeniceIncome

1146 GRANT AVEOpen11-2

\$2,489,0004+3.52sty-SPANISH



MLS#17-272116

Eric Lavey310.908.6800

THE AGENCY

MODERN SPANISH IN COEUR D'ALENE SCHOOL DISTRICT

This 1920s Spanish has been thoughtfully transformed into the perfect California beach-chic home - carefully mixing Mission-style charm with a contemporary sophistication. Upon entry, a privately hedged and tranquil meditation garden leads to stunningly reimagined interiors showcasing ebony hardwood, ivory walls with French windows, iron railings and dramatic archways which lend proper character and style to nearly 2,500 SF of living space, not including detached studio.

Rng/Ovn, Micro, Fridg, Other

57 OZONE AVEOpen11-2

\$1,795,000



MLS#17-276298

Nancy Sanborn310-777-2858

BERKSHIRE HATHAWAY

BEACH LIVING AT IT'S BEST

Located on a desirable Venice beach walk-street and close proximity to the Venice boardwalk, this traditional beach cottage has much to offer. The front house is currently 3 bedrooms and 2 bathrooms. The rear unit sits above the two car garage and consists of 1 bedroom + loft area and 1 bathroom. The front yard/patio is ideal for large or small and more intimate gatherings. Trust Sale, no court confirmation required.

SanbornTeam.com

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## 12 Marina Del Rey

Single Family

<b>5202 PACIFIC AVE</b> Refresh. 12-3 <b>\$3,900,000</b> 5+4 4sty-MEDITERRANEAN		<b>NEW</b> <b>OPEN 12-3PM   VALET PARKING   LUXURY LIVING AT THE SHORE!</b> Classic, updated Mediterranean w/ 5 BR, 3½ BA w/ 4 fpl, 5 outdoor areas incl roof deck with stunning canal and ocean views. Ideal for entertaining in high-ceiling, formal LR & DR overlooking the Grand Canal, or more casually in Family Rm & kitchen area. Pvt living spaces incl 3 BR on upper level; Master suite with its own fpl & patio & bath w/ soaking tub. Lower level has 2 BR, 1 full BA, den +access to own patio. Lovely new hardwood floors, new windows, etc & updated kitchen. Why compromise?
Nora & Peter Wendel 310.979.3913 COLDWELL BANKER-BWD www.5202Pacific.com		

## 12 Marina Del Rey

Condo / Co-op

<b>3119 VIA DOLCE, UNIT 116</b> Open 11-2 <b>\$1,399,000</b> 2+2.5 MODERN		<b>NEW</b> <b>AMAZING MDR TOWNHOME ONE BLOCK FROM THE SAND</b> Gorgeous unit available in Marina Del Rey's newest and finest luxury beachside building, Latitude 33. This Boardwalk Collection townhouse style unit is perfect for entertaining as your main level features all open spaces combining living, dining, kitchen, and den area. Two generous sized master suites with walk-in closets and lots of windows to feel the ocean breezes, inside laundry, and side by side parking round out this unit as one of the best near the sand. Building features 24hr security.
David / Anna Solomon 424.400.5905 THE AGENCY www.Boardwalk116.com		

## 13 Palms - Mar Vista

Single Family

<b>3387 COLBERT AVE</b> Open 11-2 <b>\$2,695,000</b> 5+5 2sty-MODERN		<b>NEW</b> <b>MODERN CALIFORNIA LIVING</b> Mar Vista's coveted Westdale Trousdale offers a 5bd, 5ba modern design developed to create a true testament to California's Indoor Outdoor Lifestyle. The experience begins w/ engineered oak flrs leading to an open flr plan w/ 12ft ceilings encapsulating the LR w/ FP, DR & Kitch. 1 bed down offers office opportunity w/ 4 beds & baths up. Outdoor entertaining epitomized by sparkling pool, waterfall, a sun drenched deck, & dining al fresco. End the day here where California Living is at its best!
Eric Hass 3105972131 DOUGLAS ELLIMAN Range,Oven,Microwave,Wine Fridge,AC		

<b>3488 ASHWOOD AVE</b> Refresh. 11-2 <b>\$2,493,000</b> 4+3 2sty-MODERN		<b>NEW</b> <b>COVETED WOOD STREET MODERN HOME</b> With the setting sun shimmering through the glorious Chinese Elm tree, you settle in your lounge chair on your oversized master balcony reflecting on how much you love this completely renovated Mar Vista modern! The formal entry hall greets you as you walk into the bright and airy open first floor covered with wide-plank European oak flooring. With a backyard fire pit and BBQ and part of the coveted Wood Streets, this is a must see!
MLS#17-276816 Kerry Ann Sullivan 310-907-6517 HALTON PARDEE www.HaltonPardee.com		

<b>12130 LAWLER ST</b> Refresh. 11-2 <b>\$2,395,000</b> 3+4		<b>NEW</b> <b>EXPANSIVE HILLTOP PROPERTY IN MAR VISTA</b> Recently updated, this 3 bed/ 4 bath hilltop home sits on a rarely available lot size totaling 11,648 sq ft. Property features a spacious kitchen, utility room, breakfast room, large size bedrooms, newly painted interior, newly installed flooring, new landscaping, sliding glass doors opening to outdoor patio, large backyard, 2-car attached garage, ample off- & on- street parking. Enjoy as is or w/ plenty of upside potential to expand or even redevelop the incredibly large lot should you choose.
Jonathan Pearson 310-907-6517 HALTON PARDEE Blt-Ins,Dshwshr,Rng/Ovn		

<b>3586 MOUNTAIN VIEW AVE</b> Open 11-2 672C3 <b>\$2,199,000</b> 4+2 TRADITIONAL		<b>NEW</b> <b>MAR VISTA HILLTOP HOME WITH VIEWS AND OVERSIZED LOT</b> The spacious floor plan is well thought out & offers an open, serene, and effortless flow. Great natural light, a large en-suite master bedroom, over sized wood burning fireplaces, clear city light & mountain views. The sprawling private backyard has abundant greenery & beautiful trees. Re-invent using the existing floor plan or expand if desired. Located in one of the most in-demand neighborhoods on a beautiful tree lined street, this idyllic home and property are not to be missed!
MLS#17-276136 Marny Maslon 424-202-3298 TELES PROPERTIES, IN Dshwshr,Grbg Disp,Hood Fan,Rng/Ovn		

<b>4211 EAST</b> Open 11-2 <b>\$1,795,000</b> 3+2 RANCH		<b>NEW</b> <b>"ISLAND LOT" ON EAST BOULEVARD/ MARCASEL AVENUE OVAL</b> 1955 vintage ranch style home. 3 bdrms, 2 baths, living room with high ceilings, dining area, kitchen, and enclosed patio. The home needs work and is an ideal candidate for renovation or expansion, or could be replaced with a new home suited for the unique lot. Slightly over 7,000 sq.ft. lot. Zoning is R1. These "island" properties seldom come on the market so here is chance to create a dream home. This is trust sale.
MLS#17-277226 Dannie Cavanaugh 310-837-7161 CAVANAUGH REALTORS Rng/Ovn,Fridg		

<b>3753 ASHWOOD AVE</b> Open 11-2 <b>\$1,439,000</b> 3+2 1sty-TRADITIONAL		<b>NEW</b> <b>MAR VISTA "WOODS" OPPORTUNITY</b> Coveted Mar Vista 'woods street'. Perfectly nestled on a quiet tree lined street w/an abundance of natural light, hardwood floors, an open living room/ dining area & remodeled kitchen w/breakfast bar. The converted garage has one bedroom, bath, kitchen & a skylight in the living room w/French doors to the backyard/patio area. Adjacent to the garage is an appx 200 SF Laundry/Office/Storage room. There is newer copper plumbing throughout. Easy access to Beach & Restaurants.
MLS#17-277664 Lydia Simon/ Rose Mayhew 310-699-5559 COLDWELL BANKER www.3753Ashwood.com		

<b>3326 TILDEN AVE</b> Open 11-2 <b>\$1,299,000</b> 3+2 TRADITIONAL		<b>NEW</b> <b>PERCHED HIGH OFF THE STREET IN WESTSIDE VILLAGE</b> The stack stoned front detail, new driveway & nicely detailed railing around the front porch, all welcome you home. The upgraded kitchen w/breakfast bar & new appliances. The mstr suite has a contemporary feeling w/its barn door leading into the mstr bathrm & walk in closet. Two addtn'l & spacious bedrms are present & share a center hall bathrm. The award-winning Clover Elementary school is also close by this wonderful home. Well appointed & well priced.
MLS#17-276948 Sherri Noel 310-994-8721 KELLER WILLIAMS-SANT Blt-Ins,Dshwshr,Dryer,Rng/Ovn,Fridg,		

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**NEW & Improved Reports!**

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TUESDAY



<b>11268 TABOR ST</b>	Refresh.	11-2	<b>NEW</b>
<b>\$925,000</b>	2+1	CALIFORNIA BUNGALOW	



**CALIFORNIA BUNGALOW GEM FOR SAVVY BUYERS**

Savvy buyers can see the value in this California Bungalow gem in Mar Vista - can you? Large picture windows bring in the natural light (and those fresh Mar Vista breezes!) into the living room and dining room open floor plan while your feet will love the feel of the freshly installed carpeting. Look out and bask in the California sunset while you are cooking dinner in the large galley kitchen, while the adjacent laundry area provides a full-size side-by-side washer and dryer.

**MLS#17-276712**  
Kerry Ann Sullivan 310-907-6517  
**HALTON PARDEE**

[www.HaltonPardee.com](http://www.HaltonPardee.com)

<b>3568 MOUNTAIN VIEW AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,850,000</b>	4+3	TRADITIONAL	



**MOST PRESTIGIOUS STREET IN MAR VISTA**

A rare find home with views and large lot. This home will attract lots of attention. Views from the second story, clear to downtown. Loads of potential. Two story home begging to be remodeled. 4 bedrooms + family room, 2.5 baths. Mar Vista Elementary School. Lot size of 8,786' provides amazing potential. Large Mountain View estate across from this property currently for sale above \$6 million.

**MLS#17-274818**  
Ron Wynn 310-621-1772  
**COLDWELL BANKER RESI**

[Dshwshr,Rng/Ovn,Fridg](http://www.Dshwshr,Rng/Ovn,Fridg)

<b>3671 BOISE AVE</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,795,000</b>	3+2	TRADITIONAL	



**PICTURE PERFECT IN PRIME MAR VISTA!**

Open floor plan w/ charming living room leads to formal dining area. Gorgeous chef's kitchen has eat-in breakfast bar, Viking Professional range, center island & skylights. Master suite has walk-in closet, beautiful rustic barn door opening to 2nd closet & luxurious bathroom w/ elegant tub & classic bead board work. Refinished hardwood floors, fabulous natural light, grassy yard w/ mature trees & detached garage/art studio. Sellers installed security system w/ cameras & speakers in home.

**MLS#17-260964**  
Rowe & Tzadik 424-203-1890  
**TELES PROPERTIES**

[Blit-Ins,Cling Fan,Dshwshr,Dryer,Grbg Disp](http://www.Blit-Ins,Cling Fan,Dshwshr,Dryer,Grbg Disp)

<b>11429 BIONA DR</b>	Open	11-2	<b>rev</b>
<b>\$1,365,000</b>	3+2	TRADITIONAL	



**LITTLE RED DOOR, BIG CURB APPEAL**

The light filled living room has a fireplace & refinished oak floors that lead you into the dining area & kitchen. The kitchen features European style cabinetry, stainless steel appliances & a Caesar stone island. There's a mstr suite w/an upgraded en suite bathrm & two addtn'l bedrms w/ sizable closets. The finished 1 bay garage has an attached multi-purpose space w/mini-split for cooling & heating. This home has a new roof, Rinnai tankless water heater, irrigation system & much more.

**MLS#17-267090**  
Sherri Noel 310-994-8721  
**KELLER WILLIAMS-SANT**

[Cling Fan,Dshwshr,Dryer,Micro,Rng/Ovn](http://www.Cling Fan,Dshwshr,Dryer,Micro,Rng/Ovn)

**14 Santa Monica**

Single Family

<b>2120 MARINE ST</b>	Refresh.	11-3	<b>NEW</b>
<b>\$4,500,000</b>	5+5.5	3sty-ARCHITECTURAL	




**ARCHITECTURAL TROPHY WITH VIEWS**  
[WWW.2120MARINE.COM](http://WWW.2120MARINE.COM)

Modernist Architectural home, crafted by Legaspi Courts Design. New construction, nearly 4200sf of quality design and vision in coveted Sunset Park neighborhood. Revel in this Modern California design with a semi-covered and heated outdoor patio/BBQ/dining area with expansive viewing deck encompassing almost 1600sf of jaw dropping city to ocean views! Control4 smart home technology, 5.1 surround media room opening to a sparkling pool, spa and flat grassy yard! 6 car gated onsite parking!

**Omega Group-Todd Michaud 310.429.8191**  
**KELLER WILLIAMS HH**

[www.OmegaGroup.LA](http://www.OmegaGroup.LA)

<b>934 25TH ST</b>	Open	11-2	<b>NEW</b>
<b>\$3,895,000</b>	5+6	MEDITERRANEAN	



**GRAND MEDITERRANEAN NEAR MONTANA AVENUE!**

Open floor plan w/ soaring ceilings & large-scale rooms. Huge living room w/ fireplace & formal dining room w/ bar area. Family room w/ fireplace is open to the large chef's kitchen w/ breakfast nook. Excellent layout w/ 4 bedrms upstairs each w/ en suite baths & ample closet space. Office/5th bedroom downstairs. Bright master suite has a balcony, fireplace, high ceilings & walk-in closet. West facing backyard & solar panels complete this stunning property located in the Franklin School District!

**MLS#17-277430**  
Charles Pence 310-500-1260  
**PARTNERS TRUST SM**

[Blit-Ins,Cling Fan,Dshwshr,Frzr,Other](http://www.Blit-Ins,Cling Fan,Dshwshr,Frzr,Other)

<b>702 11TH ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,168,000</b>	3+4	SPANISH	



**SPANISH CHARMER WITH MODERN UPGRADES**

Bring your clients! This modernized Spanish Jewel won't last too long! You could not find a better home for this price north of Montana Ave, enjoy it now and expand it later! Wide open public spaces flooded with light, sparkling swimmers pool! Modern simplicity, clean lines, breathe.....relax.....leave the city behind you!

**MLS#17-277606**  
Joyce Gottlieb 310-283-8931  
**COME FOR LUNCH!**

[www.702eleventhstreet.com](http://www.702eleventhstreet.com)

<b>2728 WASHINGTON AVE</b>	Open	11-2	<b>NEW</b>
<b>\$2,595,000</b>	3+2	1sty-TRADITIONAL	



**STORYBOOK TRADITIONAL IN THE COLLEGE STREETS**

This storybook traditional home awaits its new owner in a highly desirable pocket of Santa Monica. Beautifully landscaped front yard with mature trees and foliage welcomes you inside this light and bright single story abode. Backyard is a mini oasis with a stunning new tiled pool & Jacuzzi, fruit trees, drought tolerant landscape, and a hand painted ocean mural on the wall. Garage is detached on the back of the property and has direct access into the yard.

**MLS#17-271422**  
Brad Simpson 3103868968  
**THE AGENCY**

[www.2728WashingtonAvenue.com](http://www.2728WashingtonAvenue.com)

<b>709 SAN LORENZO ST</b>	Open	11-2	<b>red</b>
<b>\$3,350,000</b>	2+2	TRADITIONAL	



**MAJOR REDUCTION IN SANTA MONICA CANYON**

Wonderful single level Canyon home with a dramatic all season Lanai. The Lanai, which acts as the nucleus of the house, features stone floors, fireplace and is enclosed in glass. The dining room with fireplace is ideal for formal dining or casual family gatherings. The light filled kitchen with center island will compliment any Chef. Hardwood floors throughout. Master bath with double sinks. The home has been thoughtfully updated.

**MLS#17-260970**  
Isabelle Mizrahi 310-230-3720  
**BERKSHIRE HATHAWAY**

**14 Santa Monica**

Condo / Co-op

<b>101 OCEAN AVE #B300</b>	Lunch	11-2	<b>NEW</b>
<b>\$3,699,000</b>	3+3	ARCHITECTURAL	



**LUNCH + 3000SF 3BR + OCEAN VIEWS!**

Very rare, approximately 3000sf 3BR on Ocean Avenue North of Montana with expansive ocean views. Modern and open layout with high-end appliances and stylish finishes. Grand master bedroom suite with his & hers walk-in closets, sitting area, balcony and elegant bath. Splendid manicured grounds with gardens, entertaining areas, heated pool, spa, outdoor BBQ. Premier security services 24/7. Private landing with glass elevator provides spectacular entrance ensconced in incredible views.

**MLS#17-277582**  
Simon Salloom 310-749-8686  
**COLDWELL BANKER RESI**



<b>101 OCEAN AVE #D702</b>	Open	11-2	<b>NEW</b>
<b>\$2,499,000</b>	2+2	CONTEMPORARY	




**HUGE REDUCTION | BEST DEAL & VIEWS ON OCEAN AVENUE**

Light and bright two-bedroom residence featuring mind-blowing whitewater and coastline views that extend up the entire Santa Monica Bay's northern coastline which includes Santa Monica, Pacific Palisades, and Malibu all the way up to the tip of Point Dume. Spacious living room boasting a wall of glass facing north to capture your endless views along with a nice sized patio perfect for indoor/outdoor living. 101 Ocean is an A+ building with pool, spa, gym, BBQ area and 24hr security throughout.

**MLS#17-276482**  
David / Anna Solomon 424.400.5905  
**THE AGENCY**

www.101OceanD502.com

<b>937 12TH ST #303</b>	Open	11-2	<b>NEW</b>
<b>\$1,150,000</b>	2+2	3sty-MEDITERRANEAN	



**STEPS TO MONTANA! FRANKLIN AND ROOSEVELT DISTRICT !**

Designer finished Penthouse unit in a well maintained building! Large 2 bedroom 2 bath features include custom baths with bowl sinks, cork flooring, recessed lighting, granite kitchen counters, new appliances, fireplace, laundry inside unit, prime location, North of Wilshire, South of Montana, Franklin school district, walk to shops, restaurants, cafe's and more! Residence includes 2 side by side parking spaces and assigned storage in garage and a nice community gym in the building!

**MLS#17-263948**  
Ian Brooks 310-428-6569  
**BERKSHIRE HATHAWAY**

1 block to Montana! Best School Dist!

<b>125 PACIFIC ST #3</b>	Open	11-2	<b>NEW</b>
<b>\$1,995,000</b>	2+2.5	ARCHITECTURAL	



**2 BEDROOM & 2.5 BATH MOMENTS FROM OCEAN AND BUZZ OF MAIN ST!**

This 3-story modern 2 bedroom & 2.5 bath features an open floor plan with gorgeous kitchen opening to dining and living space. Dark maple flooring, walnut cabinets, and large storage available. Private intimate garden as well as a rooftop patio equipped for outdoor eating, optional spa and views of the ocean. Direct access to individual, separately accessed 2-car garage. Views of beautiful Ocean Park and the distant Santa Monica mountains.

**MLS#17-277596**  
Steve Sawai 310.261.3777  
**COLDWELL BANKER RESI**

Blt-Ins,Dryer,Rng/Ovn,Fridg,Other

<b>821 BAY ST #A2</b>	Open	2-5	<b>NEW</b>
<b>\$999,000</b>	2+2	ARCHITECTURAL	



**JOIN US FOR LUNCH AT THIS SPECTACULAR SM TOWNHOME!**

Gorgeous Michael Folonis designed architectural. 2 beautiful bedrooms and bathrooms on the lower level, one opening to its own private garden patio. Main living floor boasts an open concept, 3-story, modern, metal-framed, wall of glass and a wall-length statement fireplace and mantle. Gorgeous, updated kitchen with stainless appliances. Warm, wide-planked hardwood flooring. Bonus loft/office on a 3rd level with access to roof deck for prime sunset entertaining. Pvt laundry. SxS pkg in garage.

**MLS#17-266022**  
Robin Walpert 310-480-4980  
**SOTHEBY'S INTL RLTY**

www.821Bay.com

<b>1730 CALIFORNIA AVE #4</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,749,000</b>	3+3	2sty-ARCHITECTURAL	



**STUNNING, SOPHISTICATED PENTHOUSE - BEST PARKING 11-1**

Masterfully redesigned Santa Monica penthouse with sophisticated detailing. Three bedrooms, two-and-a-half baths, loft-office, private 500 SF deck, bonus storage and gym with separate entry. Greenery outside the expansive LR/DR windows provides total privacy. Downstairs are two complete master bedroom suites; upstairs an office and half bath can be used as a third bedroom separate from the airy loft-office. Eat-in kitchen has poured glass counters and superior appliances. Truly Exceptional!

**MLS#17-275528**  
Mimi and Jon Torp 310-622-7496  
**GIBSON INTERNATIONAL**

1730California.com

<b>1131 12TH ST #307</b>	Open	11-2	<b>NEW</b>
<b>\$999,000</b>	2+2	CRAFTSMAN	



**TOP FLOOR FRONT FACING CONDO**

Amazing natural light. Ready to move in or remodel. Lovely step down living room with high vaulted wood beamed ceilings, hardwood floors and fireplace. Sizable dining room leads to outdoor balcony with south west views. Large eat-in kitchen with lots of counter space. Master suite with spa tub and two huge closets. Plantation shutters throughout. Controlled access building with elevator and two side by side parking spaces. Laundry inside unit. Building is currently being renovated.

**MLS#17-277452**  
Brett Silver 310-261-4012  
**PARTNERS TRUST SM**

Blt-Ins,Dshwshr,Dryer,Frzr,Micro,Other

<b>2930 NEILSON WAY #307</b>	Open	11-2	671F4	<b>NEW</b>
<b>\$1,289,000</b>	2+2	1sty-CONTEMPORARY		




**SEA COLONY II AT THE BEACH. VISITOR PARKING ON THE PREMISES**

Wonderful bright and spacious 2 bedroom 2 bath in the prestigious Sea Colony II: a 24 hour guard gated development at the beach in Santa Monica with pool, 3 spas, gym, Yoga room, party room, visitor parking, and storage. Great location within the complex and off the main lobby elevator. Close to Main St, Santa Monica Mall, the 3rd St Promenade, Venice, Abbott Kinney, the Metro and more. Public Tennis. Small dog ok up to 25 pounds.

**MLS#17-277364**  
Randi Pollock 310 993-9709  
**CB SANTA MONICA**

washer/dryer/fridge

<b>1239 9TH ST, UNIT 6</b>	Open	11-2	<b>NEW</b>
<b>\$650,000</b>	1+1	CONTEMPORARY	



**WWW.REGINAVANNICOLA.COM**

Fantastic 2-level 1BR/1BA condo in attractive building just South of Wilshire Blvd. Situated on a wide, tree-lined street in Santa Monica's zip code 90401, just a short stroll to shops, coffee, restaurants, the 3rd St Promenade and more, this updated condo has a great floor plan and a private, homey vibe. Laminate floors, 2 fireplaces, walk-in closet in master, inside laundry and 2-car parking!!! Pet friendly building, dues include EQ insurance. Lovely!

**Regina Vannicola 3106252061**  
**KELLER WILLIAMS - SM**

Central HVAC, laundry, 2 car sxs pkg

<b>2930 NEILSON WAY #307</b>	Open	11-2	671F4	<b>NEW</b>
<b>\$1,289,000</b>	2+2	CONTEMPORARY		



**SEA COLONY II AT THE BEACH, VISITOR PARKING ON PREMISES**

Wonderful bright and spacious 2 bedroom 2 bath in the prestigious Sea Colony II: a 24 hour guard gated development at the beach in Santa Monica with pool, 3 spas, gym, Yoga room, party room, visitor parking, and storage. Great location within the complex and off the main lobby elevator. Close to Main St, Santa Monica Mall, the 3rd St Promenade, Venice, Abbott Kinney, the Metro and more. Public Tennis. Small dog ok up to 25 pounds.

**MLS#17-277364**  
Randi Pollock 310 993-9709  
**CB SANTA MONICA**

washer/dryer/fridge

<b>2041 EUCLID ST #11</b>	Open	11-2	<b>NEW</b>
<b>\$499,500</b>	1+1	TRADITIONAL	



**LIGHT AND BRIGHT 1 BEDROOM & 1 BATH IN SUNSET PARK!**


Lovely garden setting with tree top views. Hardwood floors throughout with washer and dryer in unit. Quiet and secure building with gated complex and parking. Moments to restaurants, shopping and beach!

**MLS#17-277500**  
Steve Sawai 310.261.3777  
**COLDWELL BANKER RESI**

Dshwshr,Dryer,Grbg Disp,Rng/Ovn,Other



<b>101 OCEAN AVE #F401</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,970,000</b>	1+2	CONTEMPORARY	



**MAGICAL OCEANFRONT**

Homemade organic chocolate chip cookies served! Smart, sleek oceanside living in one of the premier buildings of Santa Monica. Enjoy your life with the ocean before you, plus the special privacy of nature as you are also partly surrounded by trees. 1 bed +den, 2 bath. Wood floors, easy floorplan, wonderful terrace space. Reach your home via semi-private elevator. The building offers: pool, spa, large gym, bbq patio, & 24 hour security. Easy beach access via back gate & tunnel right to the sand.

**MLS#17-272944**

Joan Sather 310-740-0302  
SOTHEBY'S INTERNATIO

Blt-Ins,Dshwshr,Elvtr,Grbg Disp,Rng/Ovn

## 14 Santa Monica Income

<b>1128 BAY ST #A</b>	Refresh.	11-2	<b>rev</b>
<b>\$1,799,000</b>	Duplex		



**AMAZING INVESTMENT OPPORTUNITY IN PRIME SANTA MONICA**


Wonderful income property on a tree-lined street in Sunset Park. Attached front/rear duplex - each warm, adorable unit has 2BR/1BA and features hardwood floors, character tile, and tons of natural light. Charming flat backyard w/ detached garage. Property zoned SMR2. Tremendous potential for future development of new construction, multiple units, townhouses, or condos. Terrific proximity to Santa Monica College, parks, shops and cafes, and a short walk to the Viceroy and Shutters on the Beach.

**MLS#17-268910**

The Kostrey Collection 323-462-6262  
NOURMAND & ASSOC.

## 15 Pacific Palisades Single Family

<b>1545 AMALFI DR</b>	Lunch	11-2	<b>NEW</b>
<b>\$11,995,000</b>	6+8	CONTEMPORARY	



**NANTUCKET MODERN ESTATE**


MC Builders delivers a chic oasis in the prominent Riviera neighborhood of the Pacific Palisades. This grand Nantucket modern estate while enclaved by the Santa Monica Mountains hosts a sun filled ocean breeze. European oak floors promenade through the great room, chef's kitchen & oversized waterfall suede island. Slide open the La Cantina pocket doors & escape to the raw bluestone & Zero-Edge Pool. 6 bedrooms, 8 baths & 6-car collector's garage, acoustic theater, entertainment bar & wine room.

**MLS#17-276690**

Adam & Ally Jaret 310.562.4073  
TELES PROPERTIES

1545amalfidrive.com

<b>16860 W SUNSET BLV</b>	Open	11-2	<b>NEW</b>
<b>\$3,995,000</b>	4+4	1sty-MID-CENTURY	




**OCEAN VIEW MID-CENTURY MODERN**

Authentic Paul Laszlo mid-century architectural modern with soaring ceilings and beautiful OCEAN VIEW. Set down from the street behind a privacy hedge, the circular driveway and ample off street parking provide an enclave. The front door opens to the living room with raised wood burning fireplace, the beautiful dining room and the breathtaking view beyond. Open kitchen, 4 Br + den/family room plus Separate GUEST HOUSE, has access to Arno Way.

**MLS#17-267556**

Fran Flanagan 310.801.9805  
COLDWELL BANKER-PAC.

<b>16926 DULCE YNEZ LN</b>	Open	11-2	<b>red</b>
<b>\$2,450,000</b>	2595000	4+4 1sty-MODERN	



**DRAMATIC PRICE REDUCTION- INCREDIBLE OPPORTUNITY**

Dramatic Price Reduction- Incredible Opportunity- Talk to agent for details. A beautiful, spacious home with incredible ocean and city lights views. The large open living room with its bold stone fireplace, opens through a wall of glass doors and windows to an oversized patio that is perfect for entertaining or outdoor family living. There is a formal dining room and a den with built ins. All on a quiet cul de sac street just a few blocks from Marquez Elementary School.


**MLS#17-258484**

Dolly Niemann 310230706  
BERKSHIRE HATHAWAY H

,Dshwshr,washer,Dryer,Grbg Disp,Other

## 15515 VIA DE LAS OLAS Open 11-2

<b>\$7,595,000</b>	4+5	MID-CENTURY	<b>rev</b>
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**OCEAN VIEW MID-CENTURY POST & BEAM**

Situated on a tranquil bluff overlooking the Pacific sits a mid-century jewel on 2 flat lots totaling 16,693 square-feet. This mid century bluff home is gorgeous as is or create your own estate. Enjoy coastal living and awe -inspiring panoramic ocean views while being just moments from the newly developed Palisades Village. The development possibilities are excellent as the site consists of two legally zoned and separate view-laden lots.

**MLS#17-268788**

Mike Deasy/Sara Clephane 310-909-4648  
DEASY PENNER & PARTN

15515viadelasolas.com

## 15 Pacific Palisades Condo / Co-op

<b>1912 PALISADES DR</b>	Open	11-2	<b>NEW</b>
<b>\$1,429,000</b>	2+3	2sty-CONTEMP MED	



**EXPLOSIVE VIEWS OF MOUNTAINS & OCEAN. TRULY MAGICAL SETTING**

Inspirational property! Ultra private & bathed in natural light, Flagstone courtyard entry flows into the open floor plan: Living & dining rooms w/ vaulted ceilings & access to a large view-facing balcony. Gourmet kitchen w/ breakfast room, skylight, glass-tile back splash & SS appliances & an office/den w/ fireplace. Downstairs are two large bedroom suites inc: a Master w/ walk-in closet, spa-like bath, fireplace & access to a 'Shangri-La' patio/garden. Truly, resort-style living at its best.


**MLS#17-276690**

Nicolas Beauvy 310-573-7473  
COLDWELL BANKER PPAL

www.1912palisades.com

## 15 Pacific Palisades Lease

<b>1350 CHAUTAUQUA</b>	Refresh.	11-2	<b>NEW</b>
<b>\$8,100</b>	3+2	TRADITIONAL	



**PRIVATE NEWLY REMODELED**

Homemade organic choc chip cookies served! Sleek, clean, serene, private. And the views! Newly remodeled with high pitched ceilings, dynamic kitchen opening to the living areas & views. 1 bed suite on the main level, 2 generous bedrooms with 1 bath on lower level. Dramatic deck & lovely comfortable front patio totally inclosed. The upper Chautauqua neighborhood is an oasis not far from Palisades Village, close to hiking trails of the SM mtns. 3+ den. Available now. Prefer lease term of 1 year.

**MLS#17-267556**

Joan Sather 310-740-0302  
SOTHEBY'S INTERNATIO

Dshwshr,Dryer,Hood Fan,Micro,Rng/Ovn

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16 Mid Los Angeles Condo / Co-op


✕ 8514 HARGIS ST

\$1,249,000

Lunch 11-2

3+3

MODERN



MLS#17-269160

RED Real Estate Group

KW LARCHMONT

NEW

LUNCH PROVIDED!

Two units in a spectacular new construction building. Stylish modern living with a zen vibe. Polished concrete, mahogany, oak and stainless-steel combine to create something truly special. Perfect for those seeking a low maintenance home with and indoor outdoor vibe. All within walking distance of Platform, the Culver City Art Walk, the newly announced HBO headquarters, Ivy Station and the Expo line. Be a part of what's next.

TheHargisProject.com


✕ 8512 HARGIS ST

\$1,199,000

Lunch 11-2

3+3

MODERN



MLS#17-268336

RED Real Estate Group

KW LARCHMONT

rev

LUNCH PROVIDED!

Two units in a spectacular new construction building. Stylish modern living with a zen vibe. Polished concrete, mahogany, oak and stainless-steel combine to create something truly special. Perfect for those seeking a low maintenance home with and indoor outdoor vibe. All within walking distance of Platform, the Culver City Art Walk, the newly announced HBO headquarters, Ivy Station and the Expo line. Be a part of what's next.

TheHargisProject.com


18 Hancock Park-Wilshire Single Family

356 S HUDSON AVE

\$12,950,000

Open 11-2

9+11



MLS#17-277532

John Duerler

HANCOCK HOMES REALTY

NEW

MAGNIFICENT GATED HANCOCK PARK ESTATE

All NEW look, NEW staging, NEW landscaping, NEW price! Over 12,000 sqft, 2 large guest houses, tennis court, private park like grounds, just under 1 acre.

BrettLawyer.com

274 S MUIRFIELD RD

\$5,750,000

Open 11-2

6+5.5

2sty-TRADITIONAL



MLS#17-277562

Aaron Kirman

JOHN AAROE GROUP

NEW

ENTERTAINER'S PARADISE

Entertainer's Paradise! Hancock Park Estate on park-like lot! 6 Beds / 5.5 Baths, den, gorgeous white marble countered kitchen opens to family room which flows thru French doors to vast, lush yard, fenced pool + spa! Marlborough & Larchmont Close! HPOZ

Cbl,Dshwshr,Rng/Ovn,Fridg

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market


101 N GOWER ST

\$2,225,000

Open 11-2

4+2.5

2sty-TRADITIONAL



MLS#17-260696

Angela Bond

KW LARCHMONT

NEW

GRACIOUS TRADITIONAL IN LARCHMONT VILLAGE

Beautifully renovated home in the heart of desirable Larchmont Village. Spacious floor plan includes: living room with Batchelder fireplace, formal dining room, family room, large bright kitchen, powder room. Upstairs features 4 bedrooms and 2 bathrooms including master suite with walk in closet. Gated and hedged. Lovely garden. Third Street School district - buyer to verify.

fridge, w/d, range/oven, grbg dsp

607 N LAS PALMAS AVE

\$2,199,000

Refresh. 11-2

3+2

1sty-SPANISH



MLS#17-277532

Ivan Estrada

DOUGLAS ELLIMAN BH

NEW

GORGEOUS SPANISH SANCTUARY

Behind lush green hedges, in Hancock Park proper, lies this exquisitely finished Spanish bungalow. With over 2,000 sq. ft. of living space, this 3-bedroom, 2-bathroom home has been updated for care-free and luxurious living. The home will charm you with hardwood flooring, ample windows and crown moldings. Finally step into the stunning and private backyard oasis complete with a dazzling salt-water pool, spa. Home has a great bonus flexible use space with gorgeous views of the greenery and pool.

www.IvanEstradaProperites.com

212 N ARDEN

\$1,999,000

Open 11-2

4+4

MODERN



MLS#17-277532

John Duerler

HANCOCK HOMES REALTY

NEW

4401 SQFT FOR UNDER 2M IN THIRD STREET SCHOOL DISTRICT!

PRICED TO SELL TODAY at \$454 PPSF! HUGE 2-story home w/ pool & studio guest-house in the heart of the Larchmont/ Windsor Square. Spacious 4bd/4ba home. Open floor plan, huge kitchen, floor to ceiling windows/skylight. Downstairs bd/ba opens to pool/patio. 2nd floor features unobstructed views of the Hollywood sign and Griffith Observatory. 2 additional upstairs bdrms, study/office space and sunroom. Lowest PPSF for a home located in the highly coveted 3rd Street Elementary School District.

Dshwshr,Dryer,Rng/Ovn,Wshr


266 S HIGHLAND AVE

\$1,999,000

Open 11-2

3+4

MID-CENTURY



MLS#17-277562

Aaron Kirman

JOHN AAROE GROUP

NEW

MID-CENTURY MODERN

Located in the famed Hancock Park, this mid-century modern is not to be missed! Completely renovated in 2014, this home is an entertainer's dream: an open floor plan, backroom bar, and a state-of-the-art kitchen with double ovens, sinks, and dishwashers by Thermador and Bosch. Walls of sliding glass doors can be opened to enjoy the secluded courtyard, complete with serene water feature. You'll love coming home to this unique gem in the perfect location.

Cbl,Dshwshr,Rng/Ovn,Fridg

741 N FORMOSA AVE

\$1,495,000

Open 11-2

3+3

TRADITIONAL



MLS#17-277342

Milstein/Silver

KW BEVERLY HILLS

NEW

NEWLY RENOVATED HOME + GUEST HOUSE + STUDIO SPACE


Newly renovated home + Guest House + Studio space. The home boasts approximately 1,789sf with 3 bedrooms, 2.5 Baths, an open floor plan, gleaming wood floors throughout, new baths, updated kitchen with stainless steel appliances. An oversize master bedroom, sparkling pool and mature landscaping. The Guest house in the back features an updated kitchen area and bathroom with great closet space. The studio space with a bathroom is the perfect bonus space which can be ideal for any setting.

www.MSPropertyPartners.com

TUESDAY



<b>506 S NORTON AVE</b>	Open	11-2	<b>rev</b>
<b>\$3,395,000</b>	4+4	TRADITIONAL	



**Meticulously Renovated 1919 Windsor Square American Colonial**

White picket fence opens to grassy lawn & storybook entry. Large light & bright LR w/ new French oak hardwood floors & fireplace. DR opens onto romantic side terrace with koi fountain. Spectacular chef's kitchen w/ oversized Carrera marble island adjoins the great room which features crafted coffered ceilings. Rare opportunity to live in an historic Windsor Square home that's been reimagined for today's living!

**MLS#17-273710**  
Steve Frankel 310-281-3981  
COLDWELL BANKER

www.stevefrankel.com

## 18 Hancock Park-Wilshire *Condo / Co-op*

<b>525 N SYCAMORE AVE #426</b>	Open	11-2	<b>NEW</b>
<b>\$450,000</b>	1+1	CONTEMPORARY	



**Hancock Park Top Floor Condo**

Sunny Top Floor Hancock Park Condo that is just short walk away from upscale shops and restaurants along La Brea, Melrose and Beverly Blvd. Tree top and city light views. Huge balcony (only 1 of 3 with largest balconies in complex). Updated bathroom and kitchen and dark hardwood floors. HOA approved washer/dryer in the unit. Two parking spaces (tandem). Lots of closet space. Exterior facing unit. Complex has gated/secure parking, pool, sauna and club room.

**MLS#17-276618**  
Lee Ziff 310-991-3977  
KELLER WILLIAMS BH

Dshwshr,Dryer,Rng/Ovn,Fridg,Wshr

## 18 Hancock Park-Wilshire *Income*

<b>913 S MANSFIELD AVE</b>	Open	11-2	<b>red</b>
<b>\$2,999,000</b>	Duplex	2sty-COUNTRY ENGLISH	



This trophy duplex is beyond impressive and is an important study in duplex architecture. Undeniably, one of the largest duplexes in Los Angeles at 7,145 sq. ft. with a lot size of 9,295 per tax assessors, this majestic beauty boasts of 9 bedrooms, 6 baths, sweeping interior magnesite staircase, formal entry, oversized living, dining and separate breakfast rooms. Art deco baths, hardwood floors throughout - Tenant occupies both units - Rear casita - This is a must see!

**MLS#17-216304**  
Stacey Babbitt 310-804-6027  
COLDWELL BANKER BH/S

## 18 Hancock Park-Wilshire *Lease*

<b>450 N ROSSMORE AVE #101</b>	Open	11-2	<b>rev</b>
<b>\$3,895</b>	1+1	FRENCH NORMANDY	



Introducing the rare, luxuriously remodeled, one bedroom at the historic El Royale. For decades Hollywood professionals from A-list actors, producers, and writers to Los Angeles' movers and shakers have called El Royale home. Architect William Douglas Lee designed the El Royale in 1928 just after completing its sister building, famed Chateau Marmont. Situated in prestigious Hancock Park, El Royale boasts historic architecture and provides the modern comforts today's entertainer seeks.

**MLS#17-230470**  
Nicole Contreras 310-614-4952  
NOURMAND & ASSOCIATE

Blt-Ins

## 19 Beverly Center-Miracle Mile *Single Family*

<b>638 N SIERRA BONITA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$1,369,000</b>	3+1	MEDITERRANEAN	



**ATTENTION DEVELOPERS, INVESTORS, AND OWNER USERS!!!!**

Charming Mediterranean home that is perfect for developers, investors, or owner users. Fabulous location close to The Grove and close distance to the hip shopping and dining on Melrose Avenue. This two bedroom, one bath plus a den (could be a third bedroom) maintains it's original character with some designer updates that blend together beautifully. The kitchen has custom cabinets and granite counter tops with stainless steel appliances. There is a large two car detached garage in the rear yard.

**MLS#17-272784**  
Tracey Hannum 310-488-3836  
NELSON SHELTON REAL

Grbg Disp,Hood Fan,Rng/Ovn,Fridg

<b>6207 W 5TH ST</b>	Open	11-2	<b>rev</b>
<b>\$3,100,000</b>	4+5	SPANISH	



**BEST IN CLASS**

Beautiful and tasteful new elegant construction at its very finest! Incredible California indoor/outdoor lifestyle situated in the Beverly Grove area. This gorgeous custom home features high ceilings, natural light, open floor concept, 4 ensuite bedrooms of which the master bedroom boasts a fireplace, large dressing room with custom cabinetry and beautiful master bath with custom vanity, free-standing tub and spacious shower with frame-less door.

**MLS#17-268274**  
Paul Wylie 323-515-9585  
LAMERICA REAL ESTATE

Blt-Ins,Dshwshr,Fzr,Grbg Disp,Hood Fan

## 20 Hollywood *Single Family*

<b>1341 N FULLER AVE</b>	Open	11-2	<b>rev</b>
<b>\$1,599,000</b>	2+3.5	3sty-ARCHITECTURAL	



**A NEW STANDARD OF ARCHITECTURAL EXCELLENCE**


Introducing The Fuller Four, a ground-breaking project designed by award-winning Telemachus Studio. Enjoy incredible views from the private roof top, and large-scale entertaining in the double-height dining and living room. Occupying the top floor is a Master bedroom suite, and 2nd bed. The open loft area is perfect for a media or office space. On the ground floor, an open office and front-facing patio makes for a compelling entrance. Wide-open views of the Hollywood Hills and DTLA.

**MLS#17-273920**  
Bryant | Reichling 323.395.9085  
COMPASS

www.fuller4.com

## 21 Silver Lake - Echo Park *Single Family*

<b>2250 INDIA ST</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,479,000</b>	5+4	CONTEMP MED	



**GORGEOUS CONTEMPORARY MEDITERRANEAN HOME**

In Silver Lake located just a few blocks from the reservoir and gourmet shopping and restaurants. Incredibly spacious with almost 3500 square feet of living space. Enough room for everyone with 5 spacious bedrooms and 4 gorgeous newly remodeled tiled baths. Fully gated with grassy front yard leading to front porch. Expansive living room with quartz fireplace opens to formal dining room and large separate office area.

**MLS#17-277644**  
Konstantine V. | Rick Y 3232529451  
SOTHEBY'S LOS FELIZ

Dshwshr,Grbg Disp,Rng/Ovn,Fridg

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**MLS**  
.COM

MAKING THE MARKET WORK™



<b>2508 MAYBERRY ST</b>	Open	11-2
<b>\$1,695,000</b>	5+3	MEDITERRANEAN



**EXCEPTIONAL SILVER LAKE HOME**

Exceptional home in the hills of Silver Lake featuring historic details and masterful craftsmanship. The 5 bedroom home also has a massive basement with kitchen and gorgeous private yard and gardens. A rare piece of LA history to behold.

**MLS#17-217986**  
Greg Holcomb (310) 500-3925  
PARTNERS TRUST

**rev**

**22 Los Feliz** *Single Family*

<b>4618 GAINSBOROUGH AVE</b>	Open	11-2
<b>\$2,399,000</b>	4+3	SPANISH



**LOS FELIZ SPANISH JEWEL**

This 1929 home is located on a quiet street, north of Los Feliz Blvd. The home features a gracious foyer; step-down living room with vaulted, beamed ceilings; library; formal dining room; lovely kitchen with center island, walk-in pantry, breakfast room with built-in banquette; four bedrooms/three baths; wood floors, plaster details, iron work. The rear garden is fenced, landscaped, private, and has an outdoor kitchen area with barbecue and refrigerator. There is a detached, two-car garage.

**MLS#17-276380**  
Peter Nathan Schwartz 3238163686  
RODEO REALTY INC.

Blt-Ins,Dshwshr,Grbg Disp,Rng/Ovn,Fridg

**NEW**

<b>4335 CEDARHURST CIR</b>	Lunch	11-2
<b>\$2,180,000</b>	4+5	2sty-POST & BEAM



**MID CENTURY MODERN P/B**

Beautifully revived mid century modern entertainer's home, private two story gem in the hills, on one of the most exclusive private streets in Los Feliz. Take a breath before you enter ... you will be greeted with extra high ceilings & an open flow of Living room, Dining room & gorgeous kitchen w/center island, custom cabinetry, Quartz waterfall counters, and Chef's stainless steel appliances. Beautiful master suite w/serene master bathroom, walk in closet & a private deck access.


**MLS#17-266646**  
Aldo Linares 213-814-9545  
KW LOS FELIZ

Dshwshr,Fridg

**NEW**

**28 Culver City** *Income*

<b>3961 TILDEN AVE</b>	Open	11-2
<b>\$1,895,000</b>	Triplex	1sty-ARCHITECTURAL



**CULVER CITY DEVELOPMENT OPPORTUNITY**

A spectacular development opportunity awaits you on a prime 7,807 sq. ft. lot in Culver City with the benefit of no rent control. Triplex delivered vacant with city-approved plans for five warm and contemporary townhomes. Ideal unit mix, including three 3 bedroom + 2.5 baths, and two 2 bedroom + 2.5 baths ranging from 1,513 sq. ft. to 1,747 sq. ft.

**MLS#17-256860**  
Patrice Meepos 3108495443  
HALTON PARDEE

**NEW**

**30 Hollywood Hills East** *Single Family*

<b>3481 LA SOMBRA DR</b>	Refresh.	11-2
<b>\$1,725,000</b>	4+4	CONTEMPORARY



**STUNNING LAKE HOLLYWOOD CONTEMPORARY HOME W/ VIEWS!**

Stunning Contemporary Lake Hollywood Home! Dazzling City Views! 4 beds, 4 baths, updated eat-in kitchen, hardwood floors, living room opens to large deck w/ views, huge dining room, large master suite w/ incredible closet space & spa-like bathroom, 3 bedrooms w/ views, guest unit/gym/maids quarters w/ bath & separate entrance, huge deck w/ fire-pit provides plenty of outdoor space, lush enclosed front courtyard w/ fountain, 2 car garage, solar panels, newer HVAC, 3 fireplaces. Gated & private

**MLS#17-256860**  
jimmy martinez (323) 377-0548  
PARTNERS TRUST BH

www.3481LaSombra.com

**NEW**

<b>2900 BELDEN DR</b>	Lunch	11-2
<b>\$1,695,000</b>	4+4	2sty-SPANISH



**LUNCH SERVED! SEE FULL PAGE B/W AD AREA 30**


Walled and gated for privacy, this Spanish Contemporary home sits above Beachwood Village just below the world famous, "Hollywood" sign. Lovely courtyard entry welcomes you to a dramatic living room with high beamed ceilings, wood-burning fireplace and French doors that open to an outdoor terrace with tranquil canyon views. 4 bedrooms, 4 bathrooms, approx 3,400+ sq ft, Master suite with 2 walk-in closets, gourmet kitchen with stainless steel appliances, pantry, and formal dining. Must See!

**MLS#17-256860**  
AARON MONTELONGO 310-600-0288  
JOHN AAROE GROUP

Lunch Served

**NEW**

<b>3238 CANYON LAKE DRIVE</b>	Open	11-2
<b>\$3,099,000</b>	4+5	MODERN



**DRAMATIC MODERN NEWLY BUILT HOME UNDER HOLLYWOOD SIGN**

Newly rebuilt in 2017 in the Hollywood Estates under Hollywood Sign, this dramatically designed modern home is versatile to be the entertainers paradise or just a place to get away from the crowd. Open floor plan has the enormous great room as the central hub for living the perfect California lifestyle. All bedrooms are w/ ensuite baths. Slider pocket doors open to let the outside in. With pool spa, built in BBQ and fire pit. There is large back yard and open space just behind the house..

**MLS#SR17212707CN**  
Charles Malki 323 762 5547  
RAMSEY-SHILLING ASSO

Blt-Ins,Rng/Ovn

**rev**

<b>6445 DEEP DELL PL</b>	Open	11-2
<b>\$1,599,000</b>	4+3.5	MODERN



**HOLLYWOOD DELL CONTEMPORARY HOME!**

4Bed/3.5 Bath Tri-level home with a 30' + entry and living room ceilings. Granite kitchen, oversized patio, open-floor plan, and high ceilings. Bathrooms are adorned with a carrera marble stone; Master features, toilet/bidet, luxury bath rub, and rain shower! Private guest room and bath on 1st level, Kitchen/Den/Dining room 2nd level, 3 Bedrooms on third level. Many balconies, skylights and open areas! Seller presently using as a short-term rental for \$400-500/day. Can be sold FURNISHED.

**MLS#17-256860**  
Roger Perry 310-600-1553  
RODEO REALTY - BH

www.RogerPerry.com

**rev**



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## 31 Playa Del Rey

Single Family

<b>8125 TUSCANY AVE</b>	Refresh.	11-2	<b>bom</b>
<b>\$4,850,000</b>	5+6	3sty-ARCHITECTURAL	



**FANTASTIC VIEW PROPERTY DON'T JUDGE FROM THE STREET**

Amazing view property with street to street lot! Walk to the beach and restaurants, play ball in your own back yard while feeling the ocean air and watching the boats pass in and out of the marina. Over 6400 sq ft of house plus bonus room with possible guest house and swimming pool or tennis court and decks. Back on the market after buyer couldn't close. Great inspections available. Ready for the new owner to move right in with a toothbrush. Sold furnished OR unfurnished staged furniture.

**MLS#17-255406**  
Paula Ross Jones 310-880-9750  
SOTHEY'S INTERNATIO

NEW KITCHEN AND BATHS REMODELED STUDS UP

## 53 Woodland Hills

Single Family

<b>4780 POE AVE</b>	Lunch	11-2	<b>NEW</b>
<b>\$1,495,000</b>	7+6	2sty-OTHER	



**COME ENJOY LUNCH AT THIS EXPANSIVE & PRIVATE COMPOUND**

Private tennis court compound located South of the Blvd ideal for a large family or extended family; Also great as a sober living residence or for a small business owner who wishes to work from home. Various opportunities to maximize this expansive home w/7 beds & 5.5 baths, Tennis Court, Pool, an appx 445 SF guest house & an appx 930 SF bonus rm w/AC.

**MLS#17-277672**  
Lydia Simon/Rose Mayhew 310-699-5559  
COLDWELL BANKER

www.4780PoeAvenue.com

<b>4143 CACHALOTE ST</b>	Open	11-2	<b>NEW</b>
<b>\$1,395,000</b>	3+3	2sty-ARCHITECTURAL	



**BEST VALUE IN SOUTHERN CALIFORNIA ARCHITECTURE!**

First offering! The Spanner Residence, 1968, Rex Lotery, F.A.I.A. At the Spanner Residence mid-century master architect Rex Lotery, F.A.I.A. developed a hillside building solution in which light & space are gloriously one. This outstanding work of architecture offers a rare opportunity to live life with style, distinction, comfort and beauty. Contiguous undeveloped parcel creates a hillside promontory site, and is included in the asking price. Just steps from Topanga State Park.

**MLS#17-277248**  
Michael Phillips (310) 927-9189  
CROSBY DOE ASSOCIATE

Grbg Disp,Rng/Ovn,Fridg

## 72 Sherman Oaks

Single Family

<b>4855 MURIETTA AVE</b>	Open	11-2	<b>NEW</b>
<b>\$869,000</b>	3+2	1sty-TRADITIONAL	



**SHERMAN OAKS TRADITIONAL IN FASHION SQUARE NEIGHBORHOOD**


Charming gated home w/dark hardwood floors, recessed lighting, and modern features throughout. Natural light fills almost every room through oversized windows. Kitchen is complete w/stainless steel appliances & updated cabinetry. Master bedroom features an updated bathroom w/travertine tile, granite counter top & stall shower. Yard w/pergola patio, fire pit, and a BBQ island w/built in stainless steel appliances. Newer roof, copper plumbing, central air conditioning and heat.

**Joe Breckner 818 528-2291**  
COLDWELL BANKER-SC

## 72 Sherman Oaks

Condo / Co-op

<b>14144 DICKENS #111</b>	Open	11-2	<b>NEW</b>
<b>\$599,000</b>	2+2	CONTEMPORARY	



**PRIME SOUTH OF THE BLVD - 2 BEDROOM, 2 BATH**

Beautiful and spacious 2 bedroom, 2baths with lovely tree top views from every window. Features include high ceilings, open floor plan, large Master with walk in closet, bonus room provides extra space for office, den or playroom. Very quite location in meticulously maintained building. Located on a lush, tree-lined street and walking distance to Ventura Boulevards shops, cafes and restaurants.

**MLS#17-277638**  
Fred Holley 310-285-7591  
COLDWELL BANKER

Dshwshr,Elvtr,Grbg Disp,Fridg

<b>4859 COLDWATER CANYON AVE #14A</b>	Open	11-2	<b>NEW</b>
<b>\$330,000</b>	1+1	CAPE COD	



**1 bed 1 bath top floor unit. Open flr plan, private balcony & natural light. Dining area is open to the kitchen & living room. Large master retreat w/ walk-in closet and 2nd closet w/ sliding mirrored doors. Additional features include: Central AC/heat, 2 tandem parking spaces w/ overhead storage in a gated garage, community rec room & small gym and a community laundry. HOA dues: water, trash & building maintenance. Close to Whole Foods & neighborhood favorite Hugo's Tacos!**

**MLS#17-276184**  
Elizabeth Marquart 310-246-0888  
RE/MAX ESTATE PROPER

Cing Fan,Dshwshr,Micro,Rng/Ovn,Fridg

## 72 Sherman Oaks

Land

<b>3920 KNOBHILL DRIVE</b>	Open	10-3	562A6	<b>NEW</b>
<b>\$579,000</b>	Land	3sty-CONTEMPORARY		



**SHOVEL-READY PROJECT! DRIVE-BY ONLY**

ATTENTION DEVELOPERS AND END USERS! SHOVEL-READY PROJECT INCLUDES PLANS AND PERMITS FOR A BOLD, INNOVATIVE CONTEMPORARY RESIDENCE WITH 4 BEDROOM SUITES, MEDIA ROOM, GYM, AND POOL. DRAMATIC GALLERY ENTRANCE LEADS TO AN ELEVATOR WITH ACCESS TO ALL LEVELS OF THE HOME. PANORAMIC VIEWS IN A WONDERFUL SOUTH-OF-THE-BOULEVARD LOCATION. EXTENSIVE FOUNDATION AND EARTHWORK ALREADY COMPLETED, GIVING YOU A HEAD START ON THIS READY-TO-BUILD PROJECT. REPORTS, PLANS AND SURVEY ARE AVAILABLE FOR REVIEW.

**MLS#17-277536**  
Brad Downs 310-623-8718  
RODEO REALTY, INC.

Co-Listed with Andrew Manning of BHHS

## 73 Studio City

Single Family

<b>4152 SHADYGLADE AVE</b>	Open	11-2	<b>NEW</b>
<b>\$3,000,000</b>	5+6		



**STRIKING, NEWLY BUILT CONTEMPORARY FARMHOUSE**

A perfect injection of provincial charm lends a timeless presence to this modern revival of an east coast estate farmhouse. Property features a subterranean 10 person movie theater, game room, and gym. Wide planked Barn Wood floors throughout, 5 en-suite bedrooms, glass wine closet, sophisticated finish work and stainless steel appliances. Decidedly imposing and contemporary, yet boasting the warmth and maturity one might hope for in a more traditional home. A must see property!

**MLS#17-275330**  
Donovan Healey 310.903.1876  
HILTON & HYLAND

HiltonHyland.com

THE  
**MLS.com**

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POWERED BY THE MLS™

Interactive  
Map Feature

Sharing  
Via Text



11801 LAUREL HILLS RD

Open 11-2

\$2,250,000

4+4

TRADITIONAL



MLS#17-275052

Elizabeth Marquart

RE/MAX ESTATE PROPER

310-246-0888

NEW

**STUNNING YARD WITH GUEST HOUSE!**  
3-bed 2.5-bath, + 1-bed 1-bath guest house. Living room w/ fp, HW flr & picture window. Dining room & chef's kitchen & large pantry. Den w/ 2nd FP, built-in shelves & wall of sliding glass doors open to a covered patio. Master w/ wall of windows, walk-in closet & remodeled bath. 2 bedrooms share a remodeled full bath. Sprawling yard w/ dining & seating areas & outdoor living room off of guesthouse. The guesthouse comes with a 3/4 bath, walk-in closet, AC & kitchenette.

73 Studio City


Condo / Co-op

4170 FAIR AVE #PH7

Open 11-2

\$649,995

2+2



MLS#17-275866

Adam Saget

JOHN AAROE GROUP

310.710.1874

NEW

**GORGEOUS PENTHOUSE CONDO AT THE WOODBRIDGE**  
Unit has been immaculately maintained by original owner. Features high ceilings, skylights, gourmet kitchen with custom cabinetry, built-in wine rack, granite countertops, stainless steel appliances and breakfast bar. Washer dryer in unit. Balcony with Western facing exposure and views of the hills can be accessed by both the master bedroom and living room. Side-by-side parking spots in gated garage w ample guest parking. Pool, fitness center, business center and access controlled lobby.

1073 Boyle Heights

Single Family

405 SLOAT ST

Open 11-2

\$379,000

2+1

1sty-OTHER



MLS#17-273320

Jessica Hoffman

COLDWELL BANKER RESI

310-633-0180

NEW

**GREAT STARTER HOME WITH UPSIDE IN TRENDY BOYLE HEIGHTS**  
Minutes away from downtown, located in the up and coming Boyle Heights area, this 2 bed 1 bath features new carpet in the bedrooms and a patio for entertaining. Remodeled in 2008 and in good condition, this home is perfect for first time buyers and also has upside potential for developers who want a quick and easy flip. Needs very little work. Centrally located near elementary, middle, and high schools near the 60, 101, 10 and 5 FWY. Priced to sell!

1284 Highland Park

Single Family

225 N AVENUE 49

Open 11-2

\$720,000

2+1

SPANISH



MLS#17-273320

Perez Comora Lester

THE AGENCY BH

323.679.4414

NEW

**REMODELED HIGHLAND PARK GEM**  
Nestled on a quiet cul-de-sac street, this recently remodeled classic 1928 bungalow is conveniently located near Figueroa Street and downtown Highland Park. Enter through a charming front porch and into the living room. Featuring two bedrooms and an updated bathroom, the home includes a bonus room which could be accommodated as a gym, office, or creative space. The property features an expansive and prominent multi-level terraced back yard, accentuated with prominent views towards Mount Washington.

OPEN HOUSE STATUS

Automatic Status: The MLS™ will automatically assign NEW or REV

NEW

NEW\*

RED

REV

BOM

New, automatic status

New, not yet listed

Reduced

Review, automatic status

Back on Market

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